Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☑ **Yes** ☐ **No**

2. Type of Consent being applied for

(more than one circle can be ticked):

- ☑ **Land Use**
- ☑ **Fast Track Land Use***
- ☐ **Subdivision**
- ☐ **Consent under National Environmental Standard** (e.g. Assessing and Managing Contaminants in Soil)
- ☐ **Discharge**
- ☐ **Change of Consent Notice (s.221(3))**
- ☐ **Extension of time (s.125)**
- ☐ **Other (please specify)** _____

The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

☐ **Yes** ☑ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ☐ **Yes** ☑ **No**

If yes, which groups have you consulted with?	
Who else have you consulted with?	

*For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council **tehonosupport@fndc.govt.nz***

5. Applicant Details

Name/s: BD Properties 2024 Limited

Email: [redacted]

Phone number: Work [redacted] Home [redacted]

Postal address:
(or alternative method of service under section 352 of the act)

2 RIPI STREET, KAIKOHE

Postcode 0405

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s: STEPHEN BRIGGS - PLAN-IT RESOURCE CONSULTANTS LTD

Email: [redacted]

Phone number: Work [redacted] Home [redacted]

Postal address:
(or alternative method of service under section 352 of the act)

2 HAMLET PLACE, PUKEKOHE, AUCKLAND

Postcode 2120

**** All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.***

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: BD Properties 2024 Limited

Property Address/ Location: [redacted]

Postcode 0405

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s: 2 RIPI STREET, KAIKOHE

Site Address/ Location:

Postcode 0405

Legal Description: Lot 2 Deposited Plan 134188 **Val Number:** NA1040/148

Certificate of title: NA79B/8

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ✔ **Yes** ◯ **No**

Is there a dog on the property? ✔ **Yes** ◯ **No**

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

PLEASE ADVISE 48 HOURS PRIOR TO SITE VISIT SO SITE IS MADDE SAFE FOR COUNCIL

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Rule: 7.6.5.1.2 RESIDENTIAL INTENSITY
Reason: This Site has been subdivided under Resource Consent 2250319-RMASUB approved 14/04/2025, however no 223, 221 or 224 certificates have been lodged at this time. This application proposes a second residential unit on this existing Parent Lot with a site area of 881m2 therefore each residential unit cannot achieve a minimum net site area of 600m2 per unit.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- ☑ **Building Consent** EBC-2026-157/0ere (if known)
- ☐ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ☐ **National Environmental Standard consent** Consent here (if known)
- ☐ **Other (please specify)** Specify 'other' here

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ☐ **Yes** ☑ **No** ☐ **Don't know**

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ☐ **Yes** ☑ **No** ☐ **Don't know**

- ☑ **Subdividing land**
- ☐ **Changing the use of a piece of land**
- ☐ **Disturbing, removing or sampling soil**
- ☐ **Removing or replacing a fuel storage system**

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application ☑ **Yes**

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ● **Yes** ○ **No**

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☑ **Yes** ☐ **No**

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full) BD Properties 2024 Limited

Email: [redacted]

Phone number: Work [redacted] Home [redacted]

Postal address:
(or alternative method of service under section 352 of the act)

2 Ripi Street, Kaikohe

Postcode 0405

Fees Information
An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees
I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full) Stephen Briggs - Plan-it Resource Consultants Ltd (agent)

Signature: [redacted] Date 30-Sep-2025
(signature of bill payer)

MANDATORY

15. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:
Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...

Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full) Stephen Briggs - Plan-it Resource Consultants Ltd (agent)

Signature: [redacted] Date 30-Sep-2025

A signature is not required if the application is made by electronic means

Checklist (please tick if information is provided)

- ☑ Payment (cheques payable to Far North District Council)
- ☑ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☑ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☑ Applicant / Agent / Property Owner / Bill Payer details provided
- ☑ Location of property and description of proposal
- ☑ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☑ Reports from technical experts (if required)
- ☑ Copies of other relevant consents associated with this application
- ☑ Location and Site plans (land use) AND/OR
- ☑ Location and Scheme Plan (subdivision)
- ☑ Elevations / Floor plans
- ☑ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier **NA79B/8**

Land Registration District **North Auckland**

Date Issued 07 December 1990

Prior References
NA1040/148

Estate Fee Simple

Area 881 square metres more or less

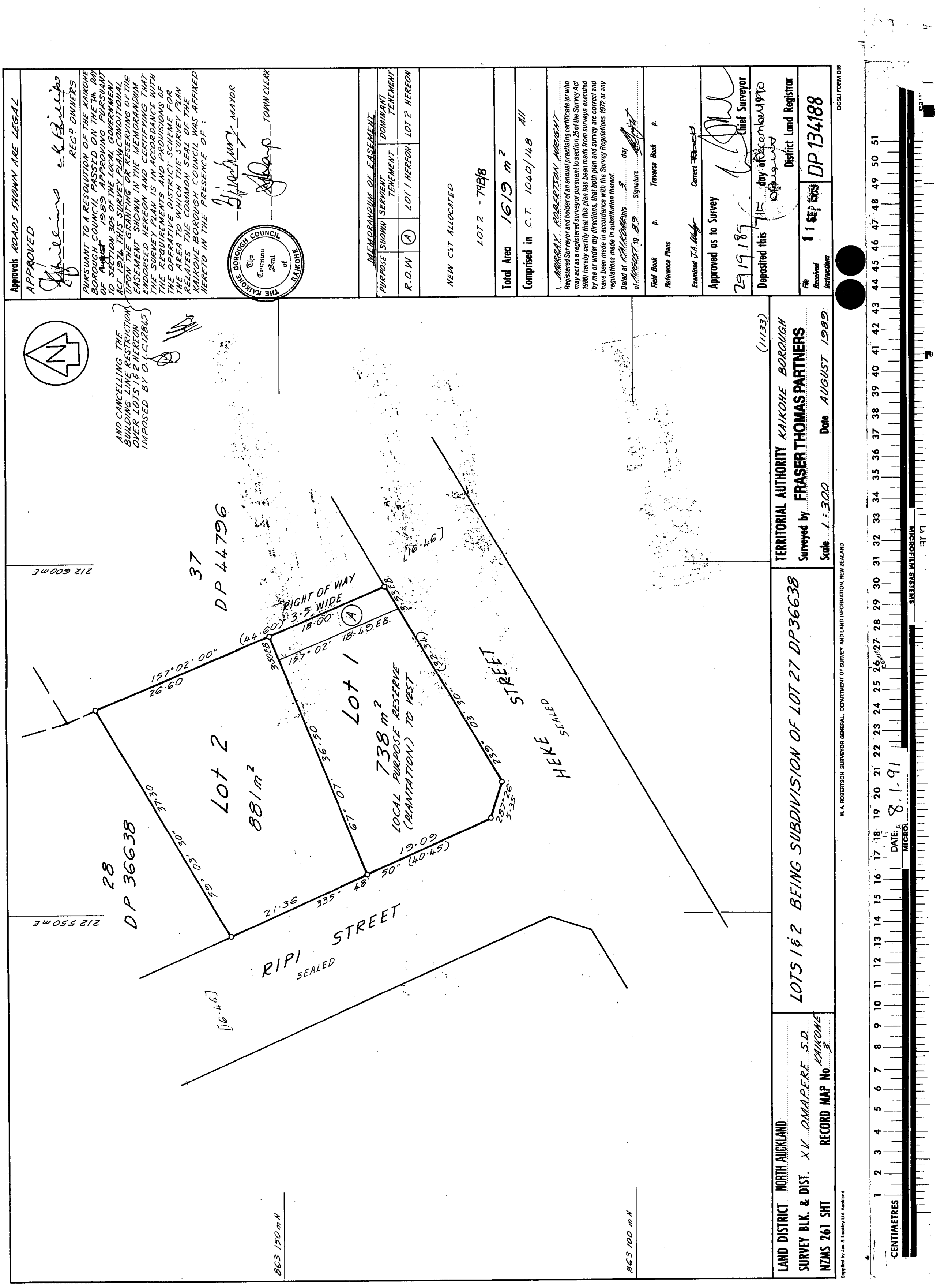
Legal Description Lot 2 Deposited Plan 134188

Registered Owners
BD Properties 2024 Limited

Interests

Appurtenant hereto is a right of way created by Transfer C256536.1

The easements created by Transfer C256536.1 are subject to Section 309 (1) (a) Local Government Act 1974


Approvals ROADS SHOWN ARE LEGAL
APPROVED
REGD OWNERS
PURSUANT TO A RESOLUTION OF THE KAIKOHE BOROUGH COUNCIL PASSED ON THE 14th DAY OF August 1989 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN CONDITIONAL UPON THE GRANTING OR RESERVING OF THE EASEMENT SHOWN IN THE MEMORANDUM ENDORSED HEREON AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES THE COMMON SEAL OF THE KAIKOHE BOROUGH COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF :
MAYOR
TOWN CLERK
THE KAIKOHE BOROUGH COUNCIL
The Common Seal of KAIKOHE
AND CANCELLING THE BUILDING LINE RESTRICTION OVER LOTS 1 & 2 HEREON IMPOSED BY O.C12845
MEMORANDUM OF EASEMENT
PURPOSE | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT
R.O.W | A | LOT 1 HEREON | LOT 2 HEREON
NEW C/T ALLOCATED
LOT 2 - 79B/8
Total Area 1619 m²
Comprised in C.T. 1040/148 All
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at KAIKOHE this 3 day of AUGUST 19 89 Signature
Field Book p. Traverse Book p.
Reference Plans
Examined
Correct
Approved as to Survey
29/9/89
Chief Surveyor
Deposited this 7th day of December 1990
District Land Registrar
DP 134188
TERRITORIAL AUTHORITY KAIKOHE BOROUGH
Surveyed by FRASER THOMAS PARTNERS
Scale 1:300 Date AUGUST 1989
(11133)
LOTS 1 & 2 BEING SUBDIVISION OF LOT 27 DP 36638
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XV OMAPERE S.D.
NZMS 261 SHT RECORD MAP No KAIKOHE 3
37 DP 44796
28 DP 36638
RIGHT OF WAY 3.5 WIDE
Lot 1
738 m²
LOCAL PURPOSE RESERVE (PLANTATION) TO VEST
Lot 2
881 m²
HEKE STREET SEALED
RIPI STREET SEALED
157° 02' 00"
26.60
(44.60)
18.00
18.48 EB.
36.50
67° 07'
37.30
79° 03' 30"
21.36
335° 48' 50" (40.45)
19.09
239° 03' 30" (32.34)
287° 26'
[16.46]
212 600 mE
212 550 mE
863 150 mN
863 100 mN
CENTIMETRES
MICROFILM SYSTEMS
DATE: 8.1.91

I/we agree to the standard terms and conditions detailed above.

We understand that as a qualified environmental management specialist with nearly 30 years' experience Stephen Briggs will do all he can to achieve my consent but ultimately FNDC have a final confirmation that the consent meets the district plan and resource management act, or adequate mitigation is given within the AEE.

Stephen Briggs, Plan-It Resource Consultants Ltd is officially engaged as my agent and agree to pay all fees associated with this consent including all Council, LINZ, Surveyors, Engineers and development fees once they are confirmed and agreed to by the owner of the proposed 2 homes on one at 2 Ripi Street, Kaikohe as the signing party.

Company: BDproperties LTD 2024
Designation: 2 Ripi Street, Kaikohe
Signature: Beau Dickins
Name: Beau Dickins
Address: 2a Ripi Street, Kaikohe
Ph: 0204374278
Em: BDproperties24@hotmail.com

Fee Proposal: Terms & Conditions

Plan-it Resource Consultants Ltd– Planning and Consent Services

1. Scope of Services

The services covered under this proposal are limited to those explicitly outlined in the attached scope. These typically include:

- Initial planning advice, staged in 2 stages.
- Preparation and submission of pre-application approach and consent applications to council
- Liaison with council planning officers
- Management of section 92/RFI (Requests for Further Information)
- Advice on compliance with district or regional planning rules

Any work outside this scope will be subject to a variation and may incur additional fees.

2. Fees and Payment Terms

- All fees are either fixed or charged on a time-and-expense basis as indicated.
- GST (if applicable) will be added to all fees except where fees including gst are quoted (council's fees).
- Invoices will be issued as designated above.
- Payment is due on release of invoices to action activity.
- Late payments may incur interest at [e.g., 2% per month] or the maximum allowed by law.

Payment successful

From
Plan It
12-3031-0177267-00

To
Far North Distric...
12-3244-0022509-00
Payee details match

Amount
$2,625.00

Date
Wednesday, 01 Oct 2025

Their reference
Resource Con Deposit RC 2 Ripi St

Your reference
Resource Con Deposit RC 2 Ripi St

APPLICATION FOR RESOURCE CONSENT TO THE FAR NORTH DISTRICT COUNCIL PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991

ASSESSMENT OF ENVIRONMENTAL EFFECTS – FOR RELOCATED DWELLINGs ON APPROVED SUBDIVIDED SITE AT:

2 RIPI STREET, KAIKOHE, FAR NORTH DISTRICT IN A URBAN ENVIRONMENT (SECTION 7) AS PER COUNCIL'S RELEASED SECTION 37 CERTIFICATE PROVIDED:

AS PER PLANS AND INFORMATION ATTACHED AS REQUIRED UNDER

FAR NORTH DISTRICT COUNCIL OPERATIVE PLAN.

SEPTEMBER-OCTOBER 2025:

Plan-It Resource Consultants Ltd – 2 Hamlet Place, Pukekohe, Auckland 2120 Ph: 021815665
Em: stephen@plan-itrcl.co.nz

30th September 2025

Far North District Council

Local Office

Far North District

Stephen Briggs

Managing Director

MB: 021 815 665

EM: stephen@plan-itrcl.co.nz

Attention: Trent Blakeman, Lysigna Mare and The Planning Department, Far North District Council.

ASSESSMENT OF ENVIRONMENTAL EFFECTS FOR LAND USE RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991, FOR PROPOSED HOMES (2 OF) MOVED TO SITE AS PER THE RELEASED SECTION 37 OF THE BUILDING ACT FROM THE 2ND APPROVED BUILDING CONSENT WITH PLANS AND INFORMATION ATTACHED WITH THE REQUIREMENTS OF THE OPERATIVE PLAN IN A URBAN ENVIRONMENT AT 2 RIPI STREET, KAIKOHE, FAR NORTH DISTRICT.

Dear Trent, Lysigna and the Planning Team Far North District Council,

Thank you for considering the following application.

1.0: Schedule 4 of the Resource Management Act Statement: Overall Proposed Description of The Activity:

The owners being, BD Properties 2024 Limited of the property at 2 Ripi Street, Kaikohe, Far North District have relocated 2 existing homes to their site as shown on the plans provided, with section 37 certificate issued and attached where the owner has subdivision vacant lot approvals and wants to complete the 2 relocatable dwellings, one on each site as shown while they work through titles.

The owners proposed dwellings for their own use, living on the land where there will be one home on each subdivided titles when the subdivision approval attached is completed, with one home proposed on each individual eventual title being the only home on each site.

Requesting resource consent is granted with our assessment to follow to assure council the effects to the environment will be less than minor and that the site works with the requirements of the Residential Zone as outlined in the section 37 released on the latest building consent attached with the following requirements:

The site is zoned **Residential** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	7.6.5.1.2 RESIDENTIAL INTENSITY
Reason:	This Site has been subdivided under Resource Consent 2250319-RMASUB approved 14/04/2025, however no 223, 221 or 224 certificates have been lodged at this time. This application proposes a second residential unit on this existing Parent Lot with a site area of 881m2 therefore each residential unit cannot achieve a minimum net site area of 600m2 per unit.

Our assessment will also show that the assessment criteria required by the Operative Plan (section 7) is met and that the relocation of the 2 homes to be situated on site while the subdivision consent conditions are worked through to completion so separate titles are issued with the effect of the homes on site easily been able to be seen as having less than minor effect to the environment, with the separated titles being the intent of what the site was subdivided for.

1.0: Schedule 4 of the Resource Management Act Statement: Overall Proposed Description of The Activity (continued):

The relocatable dwellings proposed are supported with a 2nd hand build reports provided showing the homes on their own titles are fit for purpose.

All areas of consenting requested as part of the PIM release we believe is covered in this assessment of environmental effects.

1.1: Schedule 4 of the Resource Management Act Statement: Description of the site and the activity proposed:

The site is located at: 2 Ripi Street, Kaikohe, Far North District 0405.

Legal Description: Lot 2, Deposited Plan 134188.

Owner: BD Properties 2024 Limited.

Site size: 881m2 more or less – pre subdivision with subdivision approval attached for the vacant lot provided.

Easement and title notices on title: C256536.1 Easement, unaffected for the relocatable home to be located on site and likely any notices will be reset when titles are issued.

1.2: Schedule 4 of the Resource Management Act Statement: Owners and Occupiers of Site:

As given above the owners of the site being BD Properties 2024 Ltd are the owners and occupiers for this site as detailed above, authority to act is provided with this application.

1.3: Schedule 4 of the Resource Management Act Statement: A description of other activities on site:

The site will remain as a residential development approved under the attached subdivision consent and building consent for both relocatable homes have been issued with the front home under a section 37 hold under resource consent is granted with the owners working through the conditions of the approval for subdivision to their issued titles.

1.4: Schedule 4 of the Resource Management Act Statement: Other Resource Consents for this site:

To the writer's knowledge and investigation of the property, all previous consent requirements that been applied for had all conditions are currently followed.

The subdivision and building consents have relevance to this request and the assessment criteria given to follow meets with the requirements of the Far North District Council's Operative Plan as explained below.

There are no covenants or title restrictions listed on the certificate of title for this site, with a certificate of title less than 3 months old provided with this application, so all title requirements are met regarding this site and the certificate of title and current easement document is provided for councils review with this application.

Compliance is met on all title or notices aligned to this title as seen with the attached certificate of title.

1.5: Schedule 4 of the Resource Management Act Statement: Part 2 of Resource Management Act 1991:

Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6 Matters of national importance In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance: (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights.

7 Other matters In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

(a) kaitiakitanga: (aa) the ethic of stewardship:

(b) the efficient use and development of natural and physical resources:

(ba) the efficiency of the end use of energy:

(c) the maintenance and enhancement of amenity values:

1.5: Schedule 4 of the Resource Management Act Statement: Part 2 of Resource Management Act 1991 (continued):

(d) intrinsic values of ecosystems:

(e) [Repealed]

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

(h) the protection of the habitat of trout and salmon:

(i) the effects of climate change: (j) the benefits to be derived from the use and development of renewable energy 8 Treaty of Waitangi In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

1.5.1: Statement Regarding Part 2 of the Resource Management Act:

As the proposed relocated homes would be deemed what the site has had the approved subdivision consent issued for, once titles are issued, the placing and working through the relocated homes while we work through the approved subdivision consent conditions set, resource consent is unavoidable for the population of a dwellings on this site while titles are being worked towards.

We meet all the assessment criteria for what this zone requires as listed above for the need for resource consent required, it is our professional opinion that compliance with Part 2 of the Resource Management Act can be seen with this application proposing that the owners require the homes to be able to be completed while completing the titles under the approved subdivision so the homes can be completed to live in.

1.6: Schedule 4 of the Resource Management Act Statement: Statement Regarding Section 104 (1) (b) of the Resource Management Act:

104Consideration of applications:
(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–
(a) any actual and potential effects on the environment of allowing the activity; and
(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
(b) any relevant provisions of—
(i) a national environmental standard:
(ii) other regulations:
(iii) a national policy statement:
(iv) a New Zealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan; and
(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

1.6.1: Statement Regarding Section 104 (1) (b):

With any relocatable homes used for the housing of the owners and their family the relocatable dwellings and all works, detailed above meet the requirements of the assessment criteria and the site will be used for what it was intended to be used for.

The subdivision consent approval for this site is in place and is attached to this application and we request resource consent is granted to lift the section 37 aligned to the 2nd relocatable home so both homes can be left on site, foundations installed and homes completed why the owner works the titles being issued as is currently underway.

It is our professional opinion the proposed relocatable dwellings to be worked and completed while the owner works through the approved subdivision consent and gains titles for both sites is needed to make this part of this site liveable does not detract from those built in the surrounding neighbourhood and therefore we believe council can give support the proposed for the relocatable homes and all areas detailed being the only residential dwelling on each site, having the homes in place and completed so the approved subdivision conditions are finalised and titles issued.

Requesting that the 2 homes are on the parent lot while titles are being worked through and issued does not detract or add any environmental risk to the site, it's a timing issue and we request consent can be granted for homes to be constructed and finished while the owners work through to titles.

We suggest this request would be listed as a ***Restricted Discretionary Activity*** on the basis of the subdivision consent for vacant lots is approved, conditions are in place and council can monitor all conditions related to the building consents, subdivision approval and set conditions on this on the current approvals in place.

The effects will be less than minor, the site is populated as intended under the subdivision approval in place with the final aspect being that each site would have one home on each site when the titles are issued.

We request consent is granted.

1.7: Schedule 4 of the Resource Management Act Statement: Statement Regarding Permitted Activity Status:

As mentioned in the Proposed Activity statement above, the relocatable dwellings to be set on their own titles should be able to have the titles through while the homes and subdivision is completed can be adjudicated as a ***Restricted Discretionary Activity*** with only the areas detailed above needing consent under the zone and for the two homes on one title while we work completed titles to populate this site. The site is intended for homes to be on each site when subdivided.

1.8: Schedule 4 of the Resource Management Act Statement: Statement Regarding Clause 6 and 7 of Schedule 4 of the Resource Management Act: Environmental Effects: Information required in assessment of environmental effects:

(1) An assessment of the activity's effects on the environment must include the following information:
(a) if it is likely that the activity will result in any significant adverse effect
on the environment, a description of any possible alternative locations or methods for undertaking the activity:

1.8: Schedule 4 of the Resource Management Act Statement: Statement Regarding Clause 6 and 7 of Schedule 4 of the Resource Management Act: Environmental Effects: Information required in assessment of environmental effects (continued):

Statement: We confirm that the relocatable dwellings, has had building consents applied for and issued on separate building consent numbers.
We request resource consent can be granted for the relocatable dwellings located at 2 Ripi Street, Kaikohe as per the location shown on the plans provided.

(b) an assessment of the actual or potential effect on the environment of the activity:

Statement: As mentioned above in paragraph A, the relocatable dwellings, has had building consent applied for and issued on separate building consent numbers are similar to those designed in this zone, the surrounding sites and does not detract from others that have been afforded consent by Council.
We therefore suggest that the environment will not be affected to any great extent, with the relocatable dwellings set to be on subdivided sites when titles are issued allowing council to be able to support this application while the owners work through to title for the homes to be on their individual lots.

(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:

Statement: There are no hazardous substances or materials to be used in this case.

(d) if the activity includes the discharge of any contaminant, a description of— **(i)** the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

Statement: There are no hazardous discharges or contaminates proposed as part of this application.

(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

Statement: As details given and attached, the owners have heavily considered the location for the relocatable dwellings for both sites while allowing adequate locations and separations for views and the prospering of the immediate environment.

(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

1.8: Schedule 4 of the Resource Management Act Statement: Statement Regarding Clause 6 and 7 of Schedule 4 of the Resource Management Act: Environmental Effects: Information required in assessment of environmental effects (continued):

Statement: For Points F-H, There are no only affected person(s) or environment with what is proposed.

We believe therefore resource consent can be adjudicated on a non-notified basis in our professional opinion.

As our documentation would show we believe there are no adverse effects to the environment, with the where the relocatable dwellings are placed with subdivision approval in place and owners currently working through to title, meeting the assessment criteria needed outlined in the Far North District Council's Operative District Plan and resource consent can be assessed accordingly.

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Statement: We are happy to provide any information that Council deem necessary but believe we have provided all details so that a decision can be reached on a non-notified basis.

(3)To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
(a) oblige the applicant to consult any person; or
(b) create any ground for expecting that the applicant will consult any person.

Statement: The owners and agents are happy to consult with anyone Council deem necessary but with similar works have had to be undertaken in the surrounding sites which we believe further outside consultation is not required.

7 Matters that must be addressed by assessment of environmental effects:
(1) An assessment of the activity's effects on the environment must address the following matters:
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:
(b) any physical effect on the locality, including any landscape and visual effects:
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

1.8: Schedule 4 of the Resource Management Act Statement: Statement Regarding Clause 6 and 7 of Schedule 4 of the Resource Management Act: Environmental Effects (continued): Information required in assessment of environmental effects (continued):

Statement: We believe we have answered clause 7 through clause 6 above and throughout our application.

This includes but is not limited to:

- There are no only affected parties with the relocatable dwellings placed on site, subdivision consent approval and building consents all issued.
- Our request for consent meets all height and daylighting requirements.
- The cultural, economic and potential social effects approving this consent are limited as other sites have had approvals issued and with subdivision consent approved and been worked through the placing of the dwellings on site and all build works to be completed, we request consent can be granted while the owners completes the conditions for the building consent.

Our professional opinion is the proposed two relocatable dwellings placed temporarily on the parent site while titles are being established as shown on the plans provided, meets with the criteria set in Schedule 4 of the Resource Management Act and resource consent can therefore be granted with the 2 relocatable dwellings temporarily on one title while the subdivision is completed to titles (see approval attached), with permitted earthworks proposed for the homes placed on site as shown.

Further development would not be possible with the site at its capacity with what is proposed unless further consenting is entered into.

2.0: Schedule 4 of the Resource Management Act Statement: Adequacy of proposed vehicle accesses:

The vehicle accessway is shown as per the plans attached.
As a populated rural street for rural activity, Ripi Street has the shown driveway as the best location for access to and from the site.
The location of the driveway and crossing allows for viewing up and down the street so that all traffic issues are met with compliance for what is proposed.
This is also detailed in the conditions for subdivision consent currently being worked through.

2.1: Adequacy of the site for servicing and further development:

Any further development would be limited to that being proposed.
No future potential development is possible unless consents are applied for with councils' input.
Drainage is detailed as part of this application shown on the plans provided.

As an activity, the proposed relocatable dwelling(s) are designed to work within in the assessment criteria needing to be met as the requirements of the Far North District Councils Plan(s) and further development of this site would require thought, further design work and separate applications lodged with council.

It needs to be enforced the owners are working through to title as we speak on the approval attached to this application so the two homes appearing on one title is only temporary.

2.2: An assessment of the proposed subdivision activity against the Auckland Unitary Plan, as per Schedule 4 (2) (2)(a) of the Resource Management Act:

Schedule 4 (2) (2) (a) states that an application must also include an assessment of any relevant objectives, policies, or rules in a document.
This statement is to assure council all Policies and Objectives under the Rural Production Zone requirements have been reviewed and we adhere to all Policies, Objectives and consent conditions council are likely to impose on approvals for resource consent.

2.3: Schedule 4 Resource Management Act Schedule 2 (b), (c) (d) and (e):

Plan-It Resource Consultants Ltd act as the agent for the owners, the owners request for land use requirements for this site in a Residential Zone.

As a trained resource management and environmental specialist, we researched the requirements of the Operative Plan and the Resource Management Act for this application.

We are qualified to advise and construct this report with the training we have received via The Southern Institute of Technology, Certificate in Environmental Management (Level 4) with an emphasis on The Resource Management Act and Environmental Law, I also have worked in this field for 30 years as a consultant in regards to building, subdivision and land use consents with well over 1000 applications done in all fields with council's in Auckland, Waikato, Far North, Kaipara, Hauraki, Coromandel, Rotorua, Gisborne/East Coast and in Christchurch regions.

This is to satisfy Council's request for a qualified specialist advising all parties applying for and identifying the environmental requirements to gain resource consent.

2.4: 7.6: RESIDENTIAL ZONE: CONTEXT:

The Residential Zone enables the development of residential areas where the effects of activities permitted in the zone are compatible with sustainable development and with the existing character and amenity, which is typically medium density residential living.

The zone contains specific amenity standards designed to protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017 and Lot 1 DP 46656 (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between Maraenui Drive and the Kerikeri Town Centre.

The zone also contains specific provisions for protecting the residential amenity of the Coopers Beachfront Estate, as defined on Planning Map 61.

7.6.1: ISSUES:

These issues supplement those set out in Section 7.1.

7.6.1.1 Areas that are predominantly residential, or that are identified for the future development of residential activity, can be adversely affected by development that does not have a residential character, scale and intensity similar to that of existing residential development.

7.6.2: ENVIRONMENTAL OUTCOMES EXPECTED:

These outcomes supplement those set out in Section 7.2.

7.6.2.1: Residential areas containing a range of activities that are compatible, in terms of their effects, with the predominant residential use and character of those areas.

7.6.3: OBJECTIVES:

These objectives supplement those set out in ***Section 7.3***.

7.6.3.1: To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.3.2: To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity.

7.6.3.3: To protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive.

7.6.4: POLICIES:

These policies supplement those set out in *Section 7.4*.

7.6.4.1: That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.

7.6.4.2: That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.

7.6.4.3: That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

7.6.4.4: That the Residential Zone provide for a range of housing types and forms of accommodation.

7.6.4.5: That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment.

7.6.4.6: That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

7.6.4.7: That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8: That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.6.4.9: That sites have adequate access to sunlight and daylight.

7.6.4.10: That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

7.6.4: POLICIES (continued):

7.6.4.11: That the built form of development allowed on residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive remains small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

COMMENTARY:

This Plan identifies the need to provide for both additional development in existing residential areas, and for the expansion of residential development into new areas.

The Council does not see the need, at this stage in the development of the District, for a sophisticated array of development controls. Rather, it has established rules that are designed generally to ensure that the type of residential development that has occurred historically in the Far North can continue provided adverse environmental effects are avoided, remedied or mitigated.

However, the Plan provides flexibility for new forms of residential activity, and also non-residential activity, to locate in residential areas. It is assumed that this type of development will be the exception rather than the rule in the Residential Zone. The effect of all activity must be consistent with the residential nature of surrounding development. This is important in enabling people to make decisions about the use and development of their land, and contributes to their well-being.

The entrance to Kerikeri along Kerikeri Road from SH10 is an important part of the town's identity for local residents and visitors alike. The road side stalls, tourist orientated enterprises, extensive landscape planting and shelter belts, add to the character of the entrance to Kerikeri, which is one of a mature landscape in which built form is well integrated with the surrounding vegetation. Specific requirements for building setbacks, landscape planting and vehicle crossings along Kerikeri Road will ensure that these special amenity values are recognised and protected. There are roads within the District that have comparatively high levels of vehicle use (over 1,000 vehicle movements per day). These require particular consideration in terms of the management of traffic effects.

7.6.5: ZONE RULES:

Activities in the Residential Zone must comply not only with the zone rules but also with the relevant rules in Part 3 of the Plan - District Wide Provisions. An activity may be permitted by the zone rules but may require a resource consent because it does not comply with one or more of the rules in Part 3.

Particular attention is drawn to:

a. Chapter 12 Natural and Physical Resources (and the District Plan Maps);
b. Chapter 13 Subdivision;
c. Chapter 14 Financial Contributions;
d. Section 15.1 Traffic, Parking and Access;
e. Chapter 16 Signs and Lighting;
f. Chapter 17 Designations and Utility Services (and the Zone Maps).

7.6.5.1 PERMITTED ACTIVITIES:

An activity is a permitted activity in the Residential Zone if:

(a) it complies with the standards for permitted activities set out in Rules 7.6.5.1.1 to 7.6.5.1.17 below; and

(b) it complies with the relevant standards for permitted activities set out in Part 3 of the Plan - District Wide Provisions.

7.6.5.1.1: RELOCATED BUILDINGS:

Buildings are permitted activities provided that they comply with all the standards for permitted activities in the Plan, and further provided that where the building is a relocated building all work required to reinstate the exterior including painting and repair of joinery shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

Statement: Both homes will meet the criteria for permitted activity where all works will be completed within 6 months of arrival, the owners are committed to getting both homes sorted and finished.

7.6.5.1.2: RESIDENTIAL INTENSITY:

(a) Each residential unit for a single household shall have available to it a minimum net site area of:

Sewered sites: 600m²

Unsewered sites: 3,000m²

This minimum net site area may be for the exclusive use of the residential unit, or as part of land held elsewhere on the property, provided that a ratio of one residential unit per minimum net site area (as stated above) is not exceeded.

Except that this rule shall not limit the use of an existing site for a single residential unit for a single household, provided that all other standards for permitted activities are complied with.

(b) Accessory buildings on a site within the Coopers Beachfront Estate are a permitted activity provided that:

(i) there is no more than one accessory building detached from each residential unit on the site; and

(j) any accessory building which is detached from the residential unit has a total floor area of no more than 45m^2.

Statement: As this is the only rule that infringes on the current standard, resource consent is required for the 2nd home on the current parent lot site with subdivision consent approved and being worked through so that one home will appear on each title of this 2 lot subdivision.

As this is a timing issue and building consent is issued for both homes, the 2nd home for the front lot raised the attached s37 when building consent was assessed.

As the homes will work through to being on their own titles, we request resource consent is granted to allow for the homes to being completed why the subdivision consent is finalised.

7.6.5.1.3: SCALE OF ACTIVITIES:

The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed:

2 persons per 600m² (sewered)

2 persons per 3,000m² (unsewered)

Provided that:

a. this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; and
b. this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; and
c. this number may be exceeded where persons are visiting marae.

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

Exemptions: The foregoing limits shall not apply to activities of a limited duration required by normal farming and plantation forestry activities, provided that the activity shall comply with the requirements of s16 of the Act.

Statement: What is proposed is residential relocated homes on each eventual title to the approved subdivision while we work through to title release, this allows for eventual compliance being met.

7.6.5.1.4: BUILDING HEIGHT

The maximum height of any building shall be 8m.

Statement: please see the single storey home attached, compliance is met.

7.6.5.1.5: SUNLIGHT:

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in ***Chapter 3 - Definitions***), except that:

(a) a building may exceed this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building where it exceeds the standard is 2.7m (refer to Recession Plane Diagram B within the definition of Recession Plane in ***Chapter 3 – Definitions***); and

(b) where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.

Statement: Compliance for sunlight access on both sites is compliant.

7.6.1.5.6: STORMWATER MANAGEMENT:

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

Statement: Please see plans provided, compliance is met.

7.6.1.5.7: SET BACK FROM BOUNDARIES

(a) The minimum building setback from road boundaries shall be 3m, except that;

(i) no building shall be erected within 9m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive; and

(ii) no building shall be erected within 10m of the Cobham Road boundary on Lot 1 DP 28017 and Lot 1 DP 46656 or the Kerikeri Inlet Road boundary of Lot 1 DP 404507 (and any sites created as a result of a subdivision of these lots);

(iii) no new buildings as of 25 March 2019 shall be erected within 10m of the Kerikeri Inlet boundary of Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333.

(b) The minimum set-back from any boundary other than a road boundary, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP

103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), shall be 1.2m except that no set-back is required for a maximum total length of 10m along any one such boundary; and

© Not less than 50% of that part of the site between the road boundary and a parallel line 2m there from (i.e. a 2m wide planting strip along the road boundary) shall be landscaped, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333(and any sites created as a result of a subdivision of these lots). For the landscaping required on Lot 1 DP 28017 and Lot 1 DP 46656 (and any sites created as a result of a subdivision of these lots) refer to Rule 7.6.5.1.10 (b) below; and

(d) The minimum set back from any other boundary other than the road boundary on Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1
DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots) shall be 3m.

Landscaping includes grassed areas but does not include paved areas, drive ways or car parking (refer to ***Chapter 3 Definitions***).

Attention is also drawn to the setback from ***Lakes, Rivers, Wetlands and the Coastline*** provisions in ***Chapter 12.7***.

Note: This rule does not apply to the below ground components of wastewater disposal systems. However, provisions in ***Chapter 12.7 – Lakes Rivers Wetlands and the Coastline*** still apply to below ground components of wastewater treatment systems.

Attention is also drawn to the *TP58 On-site Wastewater Systems: Design and Management Manual and the* Regional Water and Soil Plan for Northland, as consent may be required.

Statement: All setbacks to boundaries comply with both homes on one title and when titles are released for the subdivision being worked through at present.

7.6.1.5.9: OUTDOOR ACTIVITIES:

Except as otherwise provided by ***Rule 7.6.5.1.10***, any activity may be carried out outside except that any commercial non-residential activity involving manufacturing, altering, repairing, dismantling or processing of any materials, live produce, goods or articles shall be carried out within a building.

Statement: The only activity proposed is residential activity so compliance is met.

7.6.1.5.10: VISUAL AMENITY:

(a) Within the Coopers Beachfront Estate (as defined on ***Planning Map 61***) domestic vehicles, and recreational vessels which are on a road trailer, may be stored on a site provided that:

(i) no materials, machinery, non-domestic vehicles or non-trailer borne vessels shall be stored; and

(ii) no repair, restoration or maintenance of any vessels shall be carried out; and

(iii) no new commercial non-residential activity involving manufacturing, altering, repairing, dismantling or processing of any materials, live produce, goods or articles, shall be carried out on a site in the Coopers Beachfront Estate, unless stored or carried out within a building, except during the period of construction and/or maintenance of a residential unit and/or accessory buildings on the site.

(b) Prior to any building work on Lot 1 DP 28017 and Lot 1 DP 46656 located on Cobham Road, Kerikeri (and any sites created as a result of a subdivision of these lots or any amalgamation of the lots) the following shall be provided:

(i) The entire length of the road boundary, other than access points, shall be fenced using a visually permeable fence of varying heights not exceeding 1.8m and shall be planted to a depth of at least 3m from the road boundary with trees and shrubs that reflect the non weed species present along the road corridor. The planting shall predominantly visually mitigate and screen the built development within the site when viewed from the road. Full screening of all built development is not required. This fencing and planting shall be maintained in perpetuity.

(ii) All other external boundaries of the above sites, not including the road or stream boundaries, shall be fenced using a visually permeable fence not exceeding 1.8m in height and shall be planted to a depth of at least 1.5m from the site boundary with shrubs and trees that will, in time, achieve a height sufficient to ensure the mitigation and screening of buildings within the site from neighbouring properties. Full screening of all buildings is not required. This planting shall be maintained in perpetuity.

© Prior to any building work on Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 located on Kerikeri Inlet Road, Kerikeri (and any sites created as a result of a subdivision of these lots or any amalgamation of the lots) a landscaping plan that has been approved by Council showing:

- Screening of the entire length of the Kerikeri Inlet Road boundary, other than the access point, with a pittosporum hedge (or similar dense foliage evergreen hedge, or mix of species) capable of achieving a minimum height of 3m and a minimum of twenty trees capable of achieving a height of 5m within the 10m setback area behind the required hedge. Visually impermeable fencing can be installed on the road side of the hedge;
- Screening of the eastern boundary of Lot 1 DP 404507 with an evergreen hedge capable of growing to a minimum height of 3m;
- A hedge of Griselinia littoralis or similar along the western boundary of Lot 1 DP 404507 where it adjoins Lot 2 DP 103531 and Lot 1 DP 181291 to achieve a minimum height of 2.5m;

7.6.1.5.10: VISUAL AMENITY (continued):

- Tree planting along the northern boundary, and within the northern third of Lot 1 DP 404507 and Lot 1 DP 181291. The proposed species must reflect the character of the area and the proximity to the stream, be capable of attaining a minimum height of 10.0 metres, and shall be resistant to Myrtle Rust. The trees shall be planted as pb95 specimens. The objective of the tree planting is to soften and fragment views of the site from the north rather than screen views.

- All planting shall be implemented and maintained in perpetuity.

Statement: The location is not in Coopers Beach and compliance is met.

7.6.5.1.11: TRANSPORTATION:

Refer to ***Chapter 15 – Transportation*** for Traffic, Parking and Access rules.

Statement: Transport was assessed during the approved subdivision consent and remains compliant with this application as shown on the plans provided.

Rules 7.6.5.1.12 to 16 are not applicable to this consent.

7.6.5.1.17: BUILDING COVERAGE:

Any new building or alteration/addition to an existing building is a permitted activity if the total

Building Coverage of a site does not exceed 45% of the gross site area.

Statement: Compliance to coverage rules are shown on the plans provided.

7.6.5.3: RESTRICTED DISCRETIONARY ACTIVITIES:

An activity is a restricted discretionary activity in the Residential Zone if:

(a) it does not comply with any one of the following Rules 7.6.5.1.2 Residential Intensity; 7.6.5.1.3 Scale of Activities; 7.6.5.1.4 Building Height; 7.6.5.1.5 Sunlight; 7.6.5.1.7 Setback from Boundaries; 7.6.5.1.11 Transportation; 7.6.5.1.15 Noise and/or 7.6.5.1.17 Building Coverage as set out above; but

(b) it complies with all of the other rules for permitted and controlled activities under Rules

7.6.5.1 and 7.6.5.2; and

(c) it complies with Rules 7.6.5.3.1 Residential Intensity; 7.6.5.3.2 Scale of Activities;

7.6.5.3.3 Building Height; 7.6.5.3.4 Sunlight; 7.6.5.3.5 Building Coverage; 7.6.5.3.6 Transportation; 7.6.5.3.7 Setback from Boundaries and 7.6.5.3.8 Noise below; and

(d) it complies with the relevant standards for permitted, controlled or restricted discretionary activities set out in Part 3 of the Plan - District Wide Provisions.

The Council may approve or refuse an application for a restricted discretionary activity, and it

may impose conditions on any consent.

In assessing an application for a restricted discretionary activity, the Council will restrict the exercise of its discretion to the specific matters listed for each rule below, or where there is no

rule, to the specific matters listed below under the appropriate heading.

7.6.5.3: RESTRICTED DISCRETIONARY ACTIVITIES (continued):

Statement: We request council set conditions around the only infringement being the Residential Intensity with us as we are working the subdivision approval to title and the owners wish to complete their subdivision approval conditions while completing both homes.

This will come down to timing and with the subdivision approval in place we request this consent is granted.

Rules 7.6.5.3.1 Through to 7.6.5.3.8 all meet with compliance and are detailed in the Permitted Activity rules above.

We therefore request consent is granted.

2.5: Character, amenity and visual values:

The proposed site will be maintained as detailed in the assessment above with the proposed associated works as requested as part of this application, subdivision is approved so assessing the timing of the two homes on site would have the same effect when the titles are issued.

2.6: Appropriateness of the site for the proposed density:

The surrounding area is an area which is somewhat developed with residential homes with this part of Kaikohe largely an area that is residential in nature.

All parts of New Zealand have experienced major building growth over the past 5-10 years as this is what the site was intended for when subdivided.
The density proposed is appropriate for the zone, with provisions of the dwellings with all earthworks compliant.

2.7.: Adequacy of proposed vehicle accesses:

As detailed on the plans and in the subdivision approval attached, vehicle access from the road on the approved vehicle crossing with internal driveway proposed suitable to service the both homes and sites in the location shown.
The adequacy of the vehicle crossings will fit the environment with the surrounding sites achieving similar results.

3.0: Temporary or Long Term Effects:

There are no temporary or permanent ongoing effects to be concerned with, with the approval of resource consent so long as conditioning is applied.

3.1: Present or Future Effects:

There are no present or future effects that will have a bearing capacity on this site.

No further development is available and once the works are complete.

3.2: Cumulative Effects That Could Arise Over Time:

There are no “cumulative effects” or long term environmental effects that will compound any issues that can be related to this consent.

3.3: Potential Effects That Have a High or Low Probability of Happening:

There are little to no adverse potential effects associated with the two homes relocated and completed on site while we work through the subdivision and titles to be issued.

The neighbouring sites are all zoned as per this site.

4.0: Summary:

We therefore request resource consent is approved for the suggested infringements based on the site having being approved to be subdivided (attached) as per the plans and all information provided as a:

Restricted Discretionary Activity.

With the subdivision approval in place, the only infringement being currently the intensification of the site while title conditions are completed and titles issued, will have sites meeting their end result of one home on each issued title as per the approved subdivision consent in place and the owner doing the work at present to release the titles asap.

The overall effect to the environment in having both homes on site and completed while titles are being worked through in our professional opinion being:

Less Than Minor.

If Council feel that any issues that need to be covered off with this resource consent application are not included, please request this information under section 92 of The Resource Management Act or please contact the agent immediately for any clarification.

We believe the only infringement being the intensity while title conditions with the approved subdivision consent is approved, council can be assured that titles will be issued and allowing all works to the approved building consents approved allow the owner to keep working and progressing to meeting all conditions of the subdivision, building and any conditions that will be present on this granted consent, we therefore request consent is granted.

We look forward to councils favourable response as soon as possible.

Kind Regards

Stephen Briggs

Managing Director

Plan –It Resource Consultants Ltd

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Em: stephen@plan-itrcl.co.nz

Approved by the Registrar-General of Land, Wellington, No. 367635.80
Approved by the District Land Registrar, North Auckland, No. 4363/80

C256536.1 TE

Under the Land Transfer Act 1952

Memorandum of Transfer

WHEREAS

A. THE FAR NORTH DISTRICT COUNCIL, being the successor in title to the Kaikohe Borough Council pursuant to the provisions of the Local Government (Northland Region) Reorganisation Order 1989, is registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated in the Land District of North Auckland containing 738 square metres

more or less being Lot 1 on Deposited Plan 134188 SUBJECT TO Building line restriction imposed by Order in Council 12845 ("the Council's land")

B. JOHN GRAHAM PHILLIPS of Kaikohe, Retired and MYRA PHYLLIS PHILLIPS his wife (hereinafter referred to as "the Transferee") are registered as proprietors of an estate in fee simple in area comprising 881 square metres more or less being Lot 2 on Deposited 134188 and being all the land comprised and described in Certificate of Title Volume 79B Folio 8 (North Auckland Land Registry) SUBJECT TO Building line restriction imposed by Order in Council [illegible] and Mortgage No. C.020805.1 ("the dominant land")

NEW ZEALAND STAMP DUTY AK1
13/03/91000046001 NOLIABLE *.00

THIS TRANSFER WITNESSETH that in consideration of the sum of ONE DOLLAR ($1.00), the receipt of which sum is hereby acknowledged THE FAR NORTH DISTRICT COUNCIL DOTH HEREBY TRANSFER AND GRANT to the Transferee a right of way over that part of the Council's land as is shown marked with the letter "A" on Deposited Plan 134188 such right of way being granted together with the implied powers set forth in Clause 1 of the Seventh Schedule to the Land Transfer Act 1952 and the terms, covenants, conditions or restrictions relating to rights of way as set out in the Ninth Schedule to the Property Law Act 1952 PROVIDED HOWEVER that paragraph 2(c) of the Ninth Schedule to the Property Law Act 1952 shall be amended to provide that the cost of establishment, maintenance, upkeep and repair of the right of way to an appropriate standard shall be met by THE FAR NORTH DISTRICT COUNCIL. PROVIDED FURTHER that this easement of right of way shall be forever appurtenant to the dominant land.

N.B. There is no title for ... council property

~~In Consideration of~~

(the receipt of which sum is hereby acknowledged)

Do **hereby Transfer** to the said

all estate and interest in the

~~said land above described~~

IN WITNESS WHEREOF these presents have been executed this 5 day of March 1991.

THE COMMON SEAL of THE FAR NORTH DISTRICT COUNCIL was hereunto affixed pursuant to a resolution of the said Council passed on the 19th day of DECEMBER 1990 in the presence of:

THE FAR NORTH DISTRICT COUNCIL
THE COMMON SEAL OF

~~**In witness whereof** these presents have been executed this day of 19~~

Signed by the above named
JOHN GRAHAM PHILLIPS and
MYRA PHYLLIS PHILLIPS
in the presence of:—

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act.

Solicitor for the Transferee.

THE FAR NORTH DISTRICT COUNCIL ..... Transferor

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.

SOLICITOR FOR THE TRANSFEREE

J.G. & M.P. PHILLIPS ..... Transferee

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

Assistant / District Land Registrar

of the District of .....

THE MINISTER OF CONSERVATION pursuant to Section 48(1)(e) of the Reserves Act 1977 HEREBY CONSENTS to the within grant of easement.

DATED this 5th day of March 1991

SIGNED by JOHN CLAUDE HALKETT a Regional Conservator, Northland acting for and on behalf of THE MINISTER OF CONSERVATION pursuant to a delegation under the Reserves Act 1977 in the presence of:

Witness:

Occupation: Conservators Office

Address: 2 Koka Street Whangarei

(IF) F

Rep C249835, C253694

C.T. 79B/8 P.N. 666221

Solicitors for the Transferee

PARTICULARS ENTERED IN THE LAND REGISTRY AUCKLAND
ASST. LAND REGISTRAR
2.U6 17.APR91 C 256536/1F

NORTH AUCK 1040/148 79B/8

THOMSON SOLICITORS WHANGA. GJM:KBC

79B/8 1040/148

IF ONLY

Wilton Joubert Limited
09 527 0196
196 Centreway Road,
Orewa, Auckland, 0931

SITE	**2 Ripi Street, Kaikohe**
LEGAL DESCRIPTION	**Lot 2 DP 134188**
PROJECT	**1-into-2 Lot Residential Zoned Subdivision**
CLIENT	**BD Properties 2024 Ltd**
REFERENCE NO.	**138619**
DOCUMENT	**Civil Site Suitability Report**
STATUS/REVISION NO.	**00 – Resource Consent**
DATE OF ISSUE	**13 February 2025**

Report Prepared For	Email
BD Properties 2024 Ltd	bdproperties24@gmail.com

Authored by	**P. McSweeney** *(Be (Hons) Civil)*	Civil Engineer	patrick@wjl.co.nz	
Reviewed & Approved by	**B. Steenkamp** *(CPEng, BEng Civil, CMEngNZ, BSc (Geology))*	Senior Civil Engineer	bens@wjl.co.nz	

1 EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Parent Lot Legal Description:	Lot 2 DP 134188
Lot Sizes:	Proposed Lot 1 – 440m² Proposed Lot 2 – 441m²
Development Type:	1-into-2 Lot Residential Subdivision
Scope:	Civil Site Suitability Investigation: - Flooding Assessment - Wastewater Assessment - Stormwater Assessment - Potable Water - Access Assessment
Plans Supplied:	• Proposed Subdivision of Lot 2 DP 134188 Scheme Plan by William & King (Ref. 24529 dated Jan 2025). No future development proposals supplied.
Associated Documents:	WJL Geotechnical Site Suitability Report Ref. 138618
District Plan Zone:	Residential Zone
Flooding:	GHD 2007 flood model notes that flooding may extend into the neighbouring property for flooding up to a 1% AEP event; however, this should be well clear of the subject site.
Wastewater:	Proposed Lot 1 – New 100mmØ connection to existing sewer line through new easement on Proposed Lot 2. Proposed Lot 2 – utilize existing connection or new 100mmØ connection to existing manhole within Proposed Lot 2.
Stormwater Management:	To comply with the parameters of the Permitted Activity Rule (7.6.5.1.6), the lots must not exceed an impermeable area coverage of 220m² each. Future development on the lots exceeding this coverage will require a specific stormwater management report and the implementation of stormwater mitigation measures. Detention tank concepts have been provided herein to demonstrate that on-site attenuation is feasible. Proposed Lot 1 – Discharge to be directed via minimum 80mmØ drainage line @ >1% to existing connection (if confirmed in working order) or to new kerb discharge outlet in eastern Ripi Street kerb. Proposed Lot 2 – Discharge to be directed via minimum 80mmØ drainage line @ >1% to new kerb discharge outlet in northern Heke Street kerb through easement on neighbouring reserve lot.
Potable Water Reticulation:	Proposed Lot 1 - To utilise existing water meter and connection. Proposed Lot 2 - will require a new water connection with a water meter. The connection and meter may be from the western or southern main, with either

	option requiring that the connection run through an easement to proposed Lot 2.
Access:	Proposed Lot 1 – Utilise existing vehicle crossing location Proposed Lot 2 – New vehicle crossing on northern side of Heke Street and new single accessway through existing Right of Way easement on neighbouring reserve lot. Vehicle crossings to be constructed in accordance with FNDC Engineering Standards 2023 Sheet 18.

2 INTRODUCTION

2.1 SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (flooding, wastewater, stormwater, potable water & access assessment) to support a 1-into-2 lot subdivision of Lot 2 DP 134188.

A Geotechnical Site Suitability Report (WJL Ref. 138618) has been prepared by WJL for the subject site which should be read in conjunction with this report.

2.2 SUPPLIED INFORMATION

At the time of preparing this report we have been supplied with the following documentation:

- Subdivision Scheme Plan, dated January 2025 (ref: 24529), prepared by Williams & King, and
- Land Information Memorandum (LIM), dated 10 September 2024 (ref: LIM-2025-182).

At the time of report-writing, no plans for future development at the proposed lots have been provided to us.

Any revision of the supplied drawings and/or development proposals with flooding, wastewater, stormwater, potable water and/or access implications should be referred back to us for review. This report is not intended to support Building Consent applications for the future proposed lots, and any revision of supplied drawings and/or development proposals including those for Building Consent, which might rely on wastewater, stormwater, potable water and/or access assessments herein, should be referred to us for review.

3 SITE DESCRIPTION

The subject 881m² Residential zoned, rectangular shaped property is located off the eastern side of Ripi Street, accessed 50m south of the Heke Street, on the eastern outskirts of the Kaikohe urban environment.

An existing vehicle crossing formation is present near the north-western boundary corner, previously providing access to a paved driveway that is now overgrown in grass.

Topographically speaking, the property is set towards the north-eastern end of a broad, elevated volcanic plateau, set approximately RL190m New Zealand Vertical Datum (NZVD). The site is east facing and essentially level, with inclinations across the site averaging less than 3°.

Since 1952, the site has been historically covered by a residential development and has included periodic additions and the construction of new auxiliary structures. A review of historical aerial images from Google Earth Pro indicates that all existing structures have largely been demolished at some point between March 2019 and February 2021 however, the previous concrete floor slab foundations and surrounding paving are still present on-site.

The site is predominantly overgrown in grass with intermittent small trees, bushes, and shrubs scattered across the site. Aside from the noted slabs and paving, some former building remnants, largely timber decking and roofing iron, are also present on-site.

The property is bound by residentially developed properties to the north and east, and a mature tree covered, local purpose reserve to the south.

Figure 1: Screenshot aerial view of the subject site and surrounding influential land from the Far North District Council (FNDC) on-line GIS Property and Land Map. Property boundary s highlighted in cyan. 1.0m contours are overlaid.

Figure 2: Site photograph off the property from the north-eastern boundary corner (south-westerly direction).

Figure 3: Site photograph looking towards the previous dwelling floor slab (north-easterly direction).

At the time of preparing this report, we note the FNDC on-line GIS Water Services Map indicates the following:

- A mains water pipe bounds the western roadside boundary,
- A gravity main wastewater pipe trends in proximity to the north-eastern boundary, within the property confinements. The pipe initially enters the property at the approximate midpoint of the eastern boundary, draining to a manhole offset ~2.4m from the boundary. From here, the gravity main continues out to the north, running parallel to the boundary, out of the site into the neighbouring Lot 26 DP 36638.

Figure 4: Screenshot aerial view of the subject site from the FNDC on-line GIS Water Services Map. Property boundary is highlighted in cyan. Blue line is water, red line is wastewater.

4 PROPOSAL

In reviewing the supplied Subdivision Scheme Plan, it is our understanding that the client proposes to subdivide the existing property into two individual allotments suitable for new residential construction. The development essentially comprises splitting the site into western and eastern halves, respectively being Lot 1 and Lot 2.

Lot 1 is to encompass an area of 440m² and will be accessed off Ripi Street, via the existing crossing formation present near the north-western boundary corner.

Lot 2 is to encompass an area of 441m² and will be accessed off Heke Street, via an existing right-of-way (ROW) easement, trending through the local purpose reserve that bounds the development to the south. The ROW enters the property at the south-eastern boundary corner.

Figure 5: Screenshot of the supplied Subdivision Scheme Plan. The aerial contains the former residential development.

5 FLOODING HAZARD

The Flood Modelling 2007 (GHD) map hosted on the Far North Maps website indicates the south-eastern boundary corner of the bounding local purpose reserve as being within a 100-year ARI Floodplain.

The mapped floodplain extends off a branch of the downslope, alluvial basin, traversing approximately 415m north to south through a low point in the surrounding topography and ceasing at the corner of the noted local purpose reserve. The flood hazard appears to consist of ponding in the Heke Street carriageway and Joyces Park Recreation Reserve behind spillover points on the northern kerb of Heke Street and southern kerb of De Merle St, with the subject site's neighbouring reserve lot bordering the upstream end of the floodplain. See Figure 7.

LINZ Northland LiDAR 1.0m DEM 2018-2020 data indicates that existing ground levels (NZVD2016) range between approximately 190.150 – 190.700 and 189.890 – 190.260 on proposed lots 1 and 2 respectively and the ground level at the indicated flood extent within the reserve lot is approximately 189.800. The ground level on proposed lot 2 mostly sits at 190.000 or higher, with elevations below this attributed to a local depression in the terrain at the southern side of the site bordering the reserve.

No flooding hazards are indicated in the Priority Rivers or Regionwide flood models in proximity to the site. Priority Rivers and Regionwide models are typically assessed when determining minimum FFL and/or accessway levels in Northland. Relative to these, the GHD model is outdated.

Figure 6: Screenshot aerial view of the subject site and surrounding land from the FNDC on-line GIS Flood Modelling 2007 Map.

Figure 7: Screenshot aerial view of the subject site and surrounding land from the FNDC on-line GIS Flood Modelling 2007 Map.

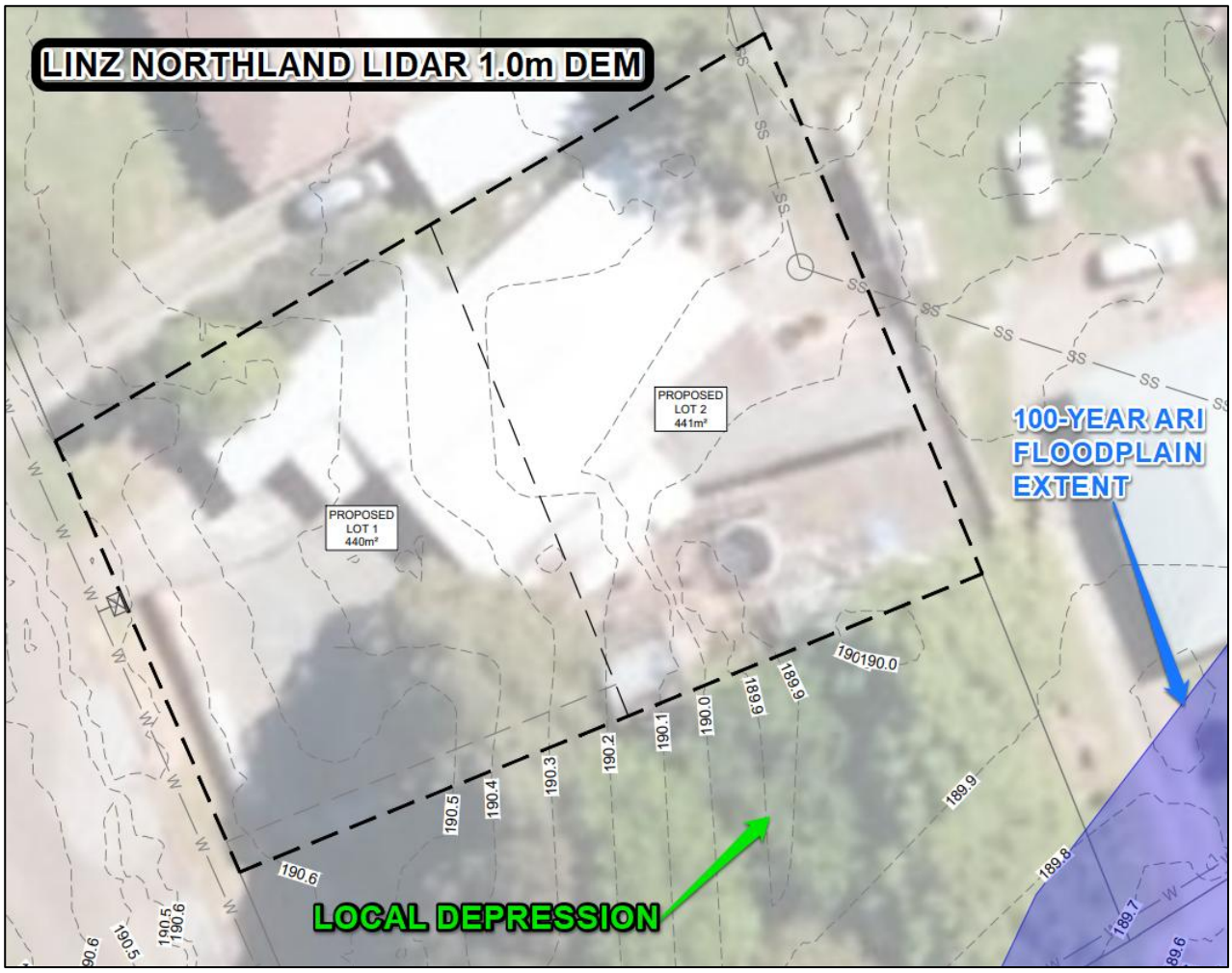


Figure 8: Screenshot aerial view of the subject site, GHD 2007 100-year ARI flood extent and LINZ Northland LiDAR 1.0m DEM 2018-2020 levels.

5.1 FLOOD HAZARD REVIEW

The proposed lots are shown to be well clear of the flood hazard indicated in the 2007 GHD map. No flood mitigation measures should be required unless the site levels are lowered or shaped to push floodwater towards the site - if such works are proposed, the susceptibility of the site to flood hazards should be reviewed.

6 WASTEWATER

6.1 EXISTING INFRASTRUCTURE

A gravity main wastewater pipe (Asset ID: SL1649_1640) enters the property at the approximate midpoint of the eastern boundary, draining to a manhole (Asset ID: SP1027) offset ~2.4m from the boundary. From here, the gravity main (Asset ID: SL1648_1639) continues out to the north, running parallel to the boundary, out of the site into the neighbouring Lot 26 DP 36638.

6.2 ASSESSMENT

Further to the above, the existing wastewater site connection should be located, and end-capped, as this will not be used as part of the new development.

Proposed Lot 1

A new private 100mmØ sewer connection must be installed to service proposed Lot 1. The proposed sewer connection is recommended to be extended from the existing wastewater line (Asset ID: SL1648_1639) within the extent of proposed Lot 2.

The new connection must be constructed in accordance with the Far North District Council Engineering Standards (2023). A new easement is to be created over proposed Lot 2 for the connection to Lot 1.

As per the FNDC Engineering Standards 2023 Section 5.2.2.2, it is anticipated that the lot will generate a peak wet weather flow of 0.05 ℓ/s.

Proposed Lot 2

Proposed Lot 2 may either utilise the site's existing sewer connection or a new sewer connection.

A new private 100mmØ sewer connection may be installed from the existing manhole (Asset ID: SP1027) to service proposed Lot 2. The new connection must be constructed in accordance with the Far North District Council Engineering Standards (2023). Further to the above, the existing wastewater site connection should be located and end-capped, as this will not be used as part of the new development.

Alternatively, the existing connection may be located on-site prior to construction and, if confirmed in working order and minimum 100mmØ, be utilised for proposed Lot 2.

As per the FNDC Engineering Standards 2023 Section 5.2.2.2, it is anticipated that the lot will generate a peak wet weather flow of 0.05 ℓ/s.

7 STORMWATER MANAGEMENT

7.1 ASSESSMENT CRITERIA

The site lies within the Far North District. The stormwater assessment has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan. The site resides in a Residential Zone.

The following Stormwater Management Rules Apply:

Permitted Activity: 7.6.5.1.6 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

Controlled Activity: 7.6.5.2.1 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 60% or 600m², whichever is the lesser.

To comply with the parameters of the Permitted Activity Rule (7.6.5.1.6), future development at proposed Lots 1 & 2 must not exceed an impermeable area of 50% or 600m². Therefore, the maximum permitted impermeable areas for proposed Lots 1 & 2 are 220m² on each lot.

Given that future development proposals for the lots have not been supplied, the compliance of the lots with the above rules cannot be confirmed. In an urban context, as is applicable to the subject site, developments not complying with the permitted rules will typically require on-site stormwater mitigation measures to mitigate the effects of runoff to permitted levels via a detention system or similar. In this case, a specific stormwater management report should be provided for the development at Building Consent stage.

The assessment herein will provide conceptual stormwater management designs to demonstrate the feasibility of stormwater management for future developments on the proposed lots if the developments do not comply with the permitted rules above.

For runoff attenuation considerations, two non-complying scenarios of impermeable coverage will be assessed. These scenarios are as follows:

Scenario	Impermeable Coverage	Activity Status
1	264 m² (60% Site Area)	Controlled
2	308 m² (70% Site Area)	Discretionary

The site is under the jurisdiction of the Far North District Council. This design has been completed in general accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan as well as Clause E1 of the New Zealand Building Code.

Stormwater calculations have been completed in accordance with the FNDC Engineering Standards 2023. The Type IA storm profile was utilised in accordance with TR-55 in the HydroCAD® software environment. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change, with 50% AEP, 20% AEP and 1% AEP rainfall values of 132mm, 173mm and 311mm respectively.

7.2 PRIMARY STORMWATER

Geotechnical field investigation undertaken at the site (refer WJL #138618) encountered groundwater at depths up to 1.3m and soft underlying soil deposits. For these reasons, on-site runoff disposal via soakage is not considered to be appropriate for future development at the site. Runoff is to be disposed of via sealed pipes to the discharge points specified below.

7.2.1 Lots 1 & 2 Roof & Hardstand Runoff

For future developments falling under Permitted Activity status, runoff from roof areas is to be captured by a proprietary guttering system and conveyed directly to the discharge point as specified below.

For future developments falling under Controlled or Discretionary Activity status, runoff from roof areas is to be captured by a proprietary guttering system and conveyed to a detention tank(s). The recommended detention tank, peak post-development flow, detention volume and orifice configurations for Scenarios 1 & 2 are as follows:

		Orifice Size & Height Above Tank Base		
Scenario	Recommended Tank	50% AEP Orifice	20% AEP Orifice	1% AEP Orifice
1	5,000L*	38mmØ @ 150mm	20mmØ @ 550mm	22mmØ @ 700mm
2	10,000L*	34mmØ @ 150mm	16mmØ @ 780mm	18mmØ @ 1040mm

* Assumed 2.2mØ Promax Enduro Tanks

The above tank configurations will provide attenuation back to Permitted Activity levels for the specified scenarios, and have been provided to demonstrate that on-site attenuation for future development on the proposed lots is feasible. If required, a specific attenuation design is to be provided for future development on the proposed lots at Building Consent stage.

Discharge from the detention tank(s) is to be directed to the discharge point as specified below via sealed pipes.

Hardstand runoff should be collected via catchpits with adequate sumps or litter filters for debris settlement/filtration per NZBC E1 and directed to the discharge point specified below.

7.2.2 Lot 1 Discharge Point

The existing discharge point serving the parent lot should be located and, if confirmed to be in working order and compliant with the FNDC standards, may be utilised for proposed Lot 1. For flows up to permitted activity levels, a minimum 80mmØ stormwater line at a minimum grade of 1% will be sufficient for primary flows.

If the existing discharge point is found to be unsuitable, then a new discharge setup will be required. In this case, discharge from proposed Lot 1 should be directed to a new kerb discharge outlet in the eastern Ripi Street kerb. Alternatively, discharge may be directed through an easement on Lot 2 and drain to an outlet on the northern side of Heke Street through the ROW.

Any works in the road reserve will require council's approval.

7.2.3 Lot 2 Discharge Point

Stormwater discharge from Proposed Lot 2 should be directed via a minimum 80mmØ line at >1% grade through an easement on the neighbouring reserve lot to a new kerb discharge outlet in the northern Heke Street kerb.

Any works in the road reserve will require council's approval.

7.3 SECONDARY STORMWATER

Where required, overland flows and similar runoff from higher ground should be intercepted by means of shallow surface drains or small bunds near structures to protect these from both saturation and erosion.

7.4 DISTRICT PLAN ASSESSMENT

This section has been prepared to demonstrate the likely effects of the activity on stormwater runoff and the means of mitigating runoff.

In assessing an application under this provision, the Council will exercise discretion to review the following matters below, (a) through (r). In respect of matters (a) through (r), we provide the following comments:

13.10.4 – Stormwater Disposal

(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009.
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	The application is deemed compliant with the Far North District Council Strategic Plan - Drainage.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Stormwater management should be provided for the subject lot by utilising Low Impact Design Methods and specifically designed mitigation measures if/where required. All runoff generated over impermeable surfaces will be collected by for conveyance to a safe outlet point.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	As above. Runoff will be collected and discharged in a controlled manner to a discharge outlet, reducing scour and erosion.

(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to catchpits with suitable sumps to reduce pollutants entering the receiving environment.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	No alteration to waterways is proposed.
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	No applicable.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	Not applicable.
(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	Not applicable.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	Outlet locations are to be determined during detailed design and are to be located such that there are no adverse effects on adjacent properties.
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	Not applicable.
(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	Not applicable.
(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	Easement serving proposed Lot 2 required on neighbouring Lot 1 DP 134188 to allow installation of kerb discharge outlet from Lot 2 to Heke Street. Drainage easement can be contained within existing Right of Way easement. See appended Site Plan.

(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	Not applicable.
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	Not applicable.
(q) The need for and extent of any financial contributions to achieve the above matters.	Not applicable.
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	Not applicable.

8 POTABLE WATER SUPPLY

FNDC Assets maps indicate that an existing water main (Asset ID: WL2062) runs parallel with the parent lot's south-western boundary in the eastern Ripi Street berm. An existing water meter, and presumably a connection to the property, exists on the midpoint of the south-western boundary. Another branch of the water main runs through the southern side of the neighbouring reserve lot to the south, with a hydrant on the main located at the southern corner of the reserve lot.

It is recommended to utilise the existing water meter and connection for proposed Lot 1.

Proposed Lot 2 will require a new water connection with a water meter. The connection and meter may be from the western or southern main, with each requiring that the connection run through an easement to proposed Lot 2. See the appended Site Plan for clarification.

As per the FNDC Engineering Standards 2023 Section 6.2.2, it is anticipated that each lot will have a peak demand flow rate of 0.07 ℓ/s.

Existing services are to be located prior to construction and protected during construction.

9 ACCESS AND VEHICLE CROSSING

9.1 Proposed Lot 1

An existing vehicle crossing formation is present near the north-western boundary corner of the parent lot, previously providing access to a paved driveway that is now overgrown in grass. This may be upgraded to the specifications given in Sheet 18 of the FNDC Engineering Standards 2023 to provide access to proposed Lot 1.

9.2 Proposed Lot 2

A new vehicle crossing and accessway are required for access to proposed Lot 2. A new single (2.7m wide) accessway may be constructed within the existing Right of Way easement through the neighbouring reserve Lot 1 DP 134188, accessed via a new vehicle crossing installed in accordance with Sheet 18 of the FNDC Engineering Standards 2023 at the south-eastern corner of the reserve lot. Refer to the appended Site Plan for clarification.

10 LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Resource Consent application.

This report has been commissioned solely for the benefit of our client in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with Wilton Joubert Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other civil aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Detention Tank Concepts Detail – C210 (1 sheet)
- Calculation Set

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.

RIPI STREET

LOT 28 DP 36638

INDICATIVE NEW SEWER DRAINAGE / WATER SUPPLY EASEMENT

100mmØ LOT 1 CONNECTION TO EXISTING SEWER LINE VIA EASEMENT. LINE DEPTH TBC PRIOR TO CONSTRUCTION TO DETERMINE IF GRAVITY CONNECTION FEASIBLE

100mmØ SEWER CONNECTION TO PROPOSED LOT 2 FROM EXWWMH SP1027. EXISTING CONNECTION TO BE LOCATED AND CAPPED OFF & ABANDONED
OR
UTILISE EXISTING CONNECTION GIVEN EXIST CNX IS MIN. 100mmØ AND IN WORKING ORDER (TO BE LOCATED PRIOR TO CONSTRUCTION).

INDICATIVE NEW WATER METER LOCATION FOR PROPOSED LOT 2. CONNECTION THROUGH EASEMENT ON LOT 1

PROPOSED LOT 2 441m²

PROPOSED LOT 1 440m²

INDICATIVE DETENTION TANKS FOR FUTURE DEVELOPMENTS NOT COMPLYING WITH PERMITTED ACTIVITY IMPERMEABLE SURFACE COVERAGE

INDICATIVE LOT 1 VEHICLE CROSSING LOCATION. CONSTRUCTED PER FNDC ENGINEERING STANDARDS SHEET 18

LOT 37 DP 44796

EXISTING WATER METER AND CONNECTION TO BE UTILISED FOR PROPOSED LOT 1

PROPOSED SUBDIVISION BOUNDARY

ACCESS TO PROPOSED LOT 2 VIA SINGLE ACCESSWAY IN ROW EASEMENT

80mmØ DRAINAGE LINE @ >1% FROM LOT 1 TO RIPI STREET KERB

EXISTING RIGHT OF WAY EASEMENT 3.5mW

LOT 1 STORMWATER KERB DISCHARGE

80mmØ DRAINAGE LINE @ >1% THROUGH EASEMENT FROM LOT 2 TO HEKE STREET KERB

ALTERNATIVE NEW WATER METER LOCATION FOR LOT 2. CONNECTION THROUGH ROW EASEMENT

HEKE STREET

LOT 1 DP 134188 LOCAL PURPOSE RESERVE

PROPOSED ELECTRICITY, WATER, TELECOM EASEMENT 1.5mW

INDICATIVE PROPOSED LOT 2 VEHICLE CROSSING LOCATION. CROSSING CONSTRUCTED PER FNDC ENGINEERING STANDARDS SHEET 18

LOT 2 STORMWATER KERB DISCHARGE

WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Auckland: 09 527 0196
Christchurch: 021 824 063 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	FEB '25	PM	SITE SUITABILITY REPORT

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: BGS
SURVEYED BY: OTHER

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

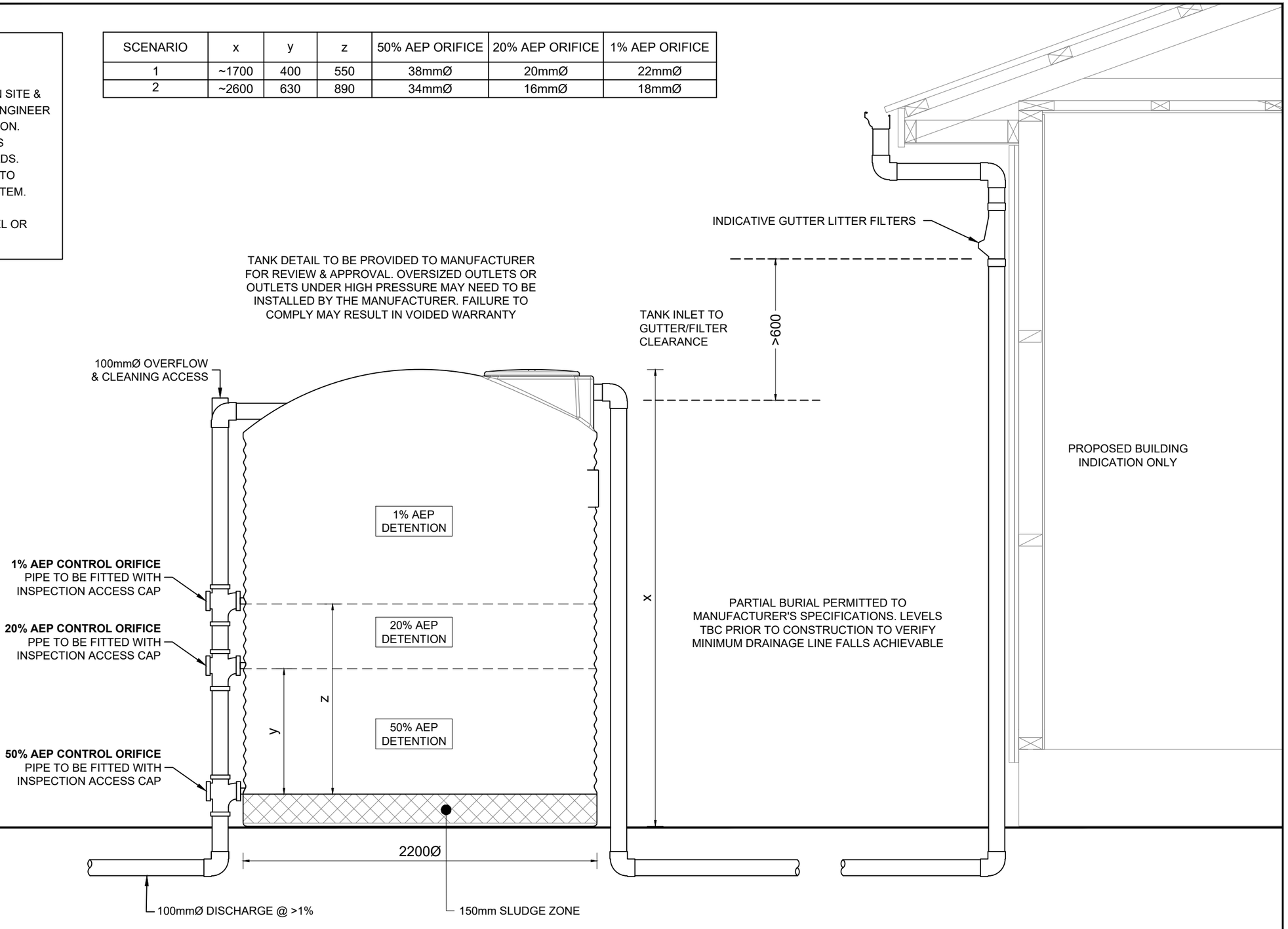
PROJECT TITLE: **LOT 2 DP 134188 2 RIPI STREET KAIKOHE NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **1:350**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **138619-C001**
ISSUE: **00**

NOTES:

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
5. MINIMUM SLUDGE ZONE OF 150mm TO BE KEPT.
6. ORIFICES TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH

SCENARIO	x	y	z	50% AEP ORIFICE	20% AEP ORIFICE	1% AEP ORIFICE
1	~1700	400	550	38mmØ	20mmØ	22mmØ
2	~2600	630	890	34mmØ	16mmØ	18mmØ



01 / C001 **DETENTION TANK CONCEPTS**
N.T.S

WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Auckland: 09 527 0196
Christchurch: 021 824 063 Wanaka: 03 443 6209
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	FEB '25	PM	SITE SUITABILITY REPORT

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: BGS
SURVEYED BY: OTHER

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **DETENTION TANK CONCEPTS**
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 2 DP 134188 2 RIPI STREET KAIKOHE NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **N.T.S**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **138619-C210**
ISSUE: **00**

WASTEWATER PIPE SIZING & POTABLE WATER DEMAND

Project: Proposed Subdivision
Address: 2 Ripi Street, Kaikohe

Job No: 138619
Date: 13.02.2025
Cals By: PM

WASTEWATER PIPE SIZING

Calculations per FNDC Engineering Standards 2023 5.2.2.2

Occupants	4		*4 Occupants per lot*	Daily Flow per Unit	800 L/day
Design flow	200	l/d/p	*Reticulated Water*		
Peak Factor	5.0		*PWWF*	Total Added Flows to Public Network = **800L/day**	

Peak Wet Weather Flow 0.05 l/s

Pipe Capacity Check - Private Connections

$v = K_1 * C * R^{0.63} * S^{0.54}$

Pipe Diameter (m)	0.100	Ap (Cross-sectional Area)	0.008 **m2**	% Void/Blocked	40.00	$A_{p(partial\ flow)}$	0.005
Gradient (%)	1.670	*ASSUME 1:60 MINIMUM FALL*					
Pipe material mannings (n)	0.013	R- Hydraulic Radius	0.025 **m**			$R_{partial\ flow}$	0.015
Velocity (m/sec)	0.840	OK				$V_{(partial\ flow)}$	0.596

$Q_{(full\ flow)}$ **6.59** *l/sec* PWWF= 0.05 L/s **SUFFICIENT** $Q_{(partial\ flow)}$ **2.8** *l/sec*

POTABLE WATER DEMAND

Occupants	4	
Design flow	300	l/d/p
Peak Factor	5.0	

Peak Water Demand	6000	Litres/day/lot
	0.07	L/s

Attenuation Scenarios

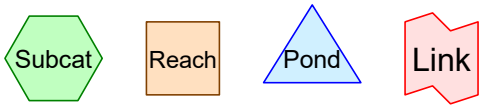
Permitted Coverage
Flow

60% Impermeable Site
Coverage

2.2mØ 5,000L
Rainwater Tank

70% Impermeable Site
Coverage

2.2mØ 10,000L
Rainwater Tank



Summary for Subcatchment 39S: Permitted Coverage Flow

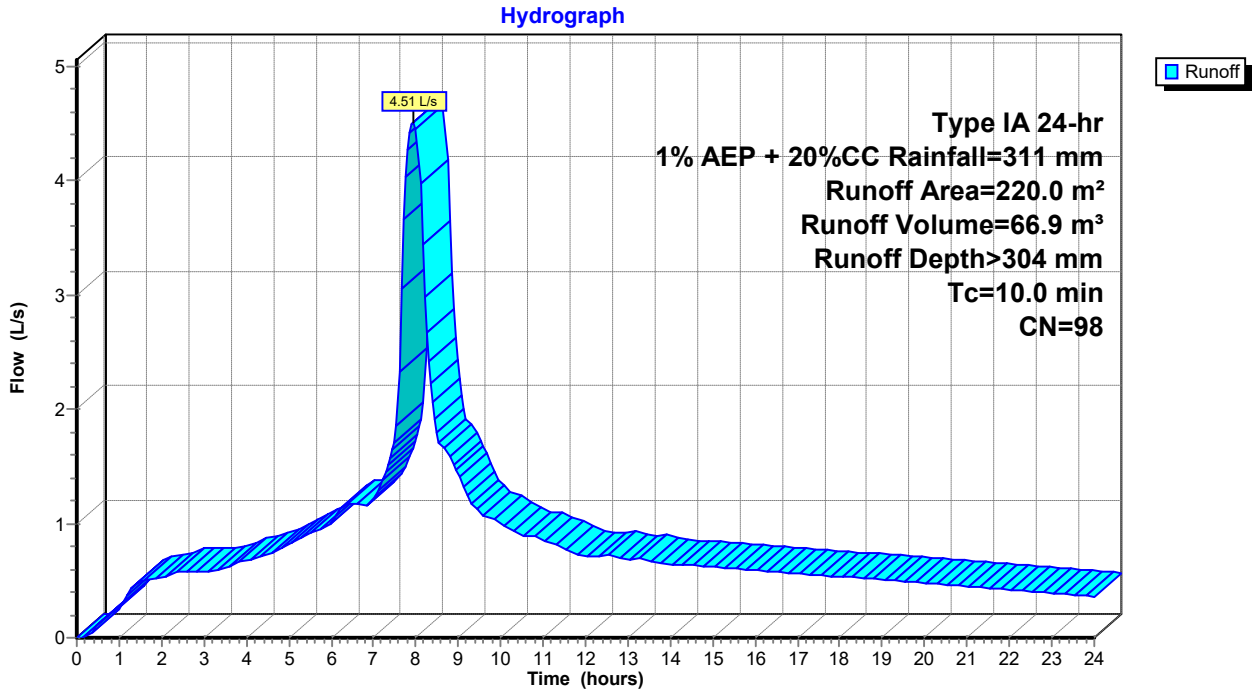
Runoff = 4.51 L/s @ 7.94 hrs, Volume= 66.9 m³, Depth> 304 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20%CC Rainfall=311 mm

	Area (m²)	CN	Description
*	220.0	98	
	220.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 39S: Permitted Coverage Flow



Summary for Subcatchment 40S: 60% Impermeable Site Coverage

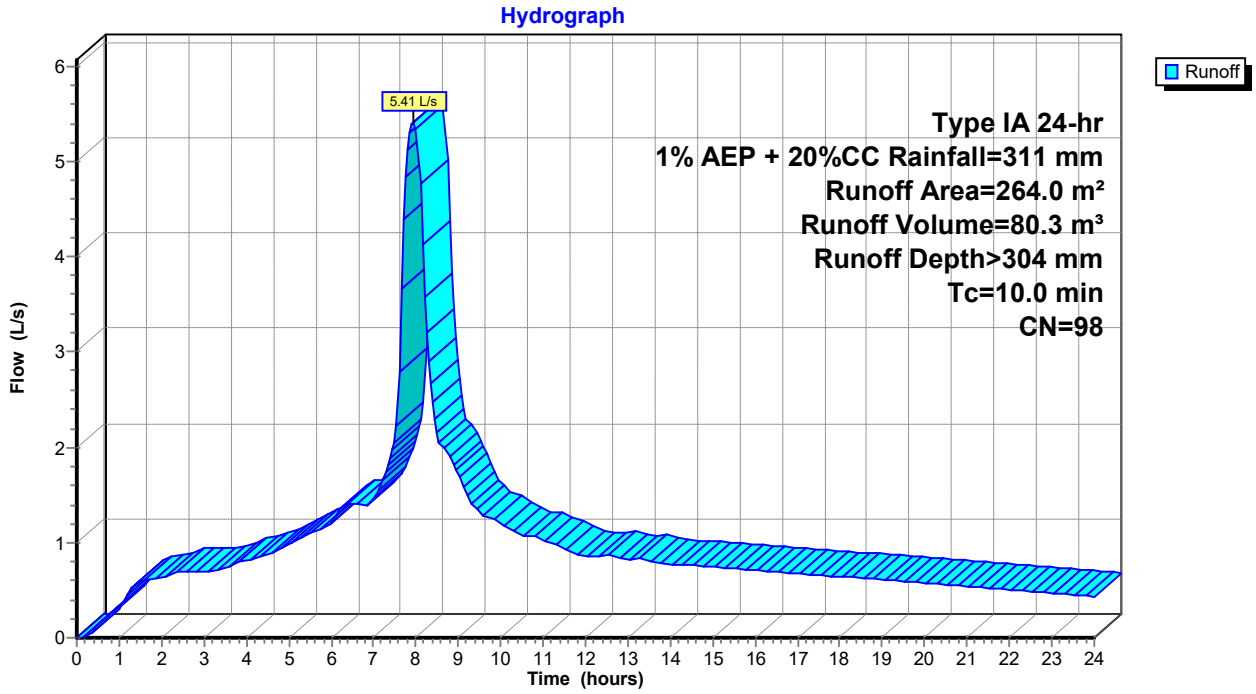
Runoff = 5.41 L/s @ 7.94 hrs, Volume= 80.3 m³, Depth> 304 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20%CC Rainfall=311 mm

	Area (m²)	CN	Description
*	264.0	98	Roofs
	264.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 40S: 60% Impermeable Site Coverage



Summary for Subcatchment 41S: 70% Impermeable Site Coverage

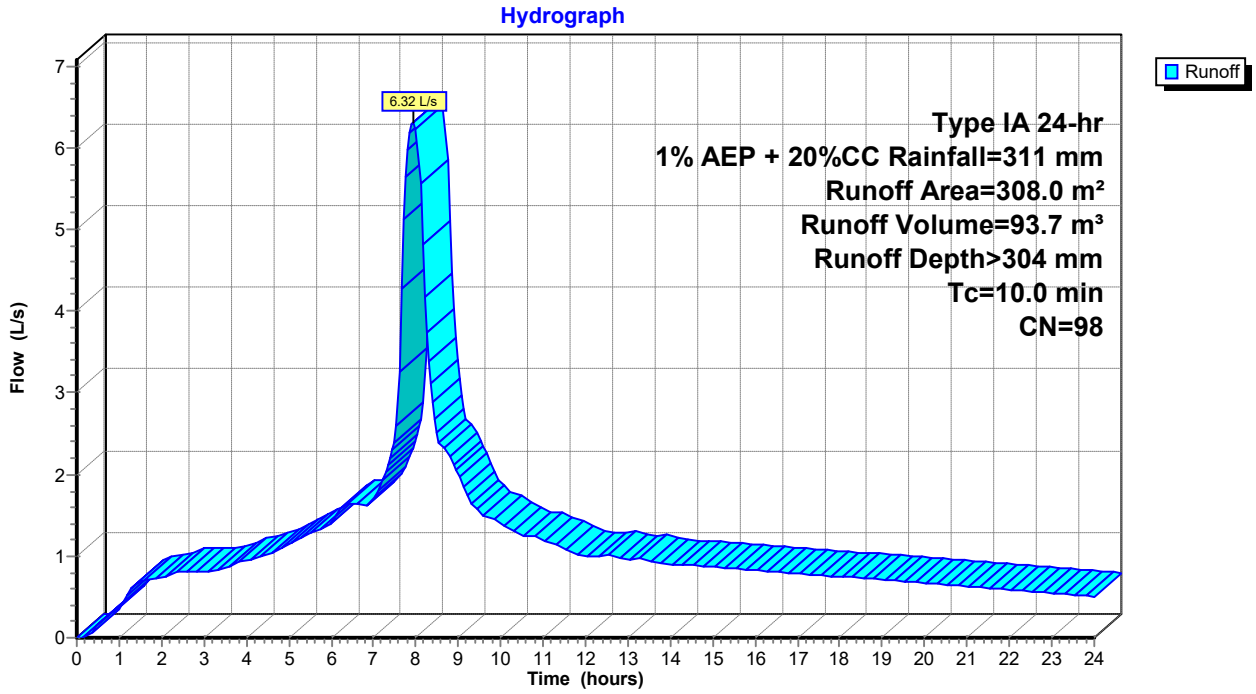
Runoff = 6.32 L/s @ 7.94 hrs, Volume= 93.7 m³, Depth> 304 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20%CC Rainfall=311 mm

	Area (m²)	CN	Description
*	308.0	98	Roofs
	308.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 41S: 70% Impermeable Site Coverage



Summary for Pond 41P: 2.2mØ 5,000L Rainwater Tank

Inflow Area = 264.0 m²,100.00% Impervious, Inflow Depth > 304 mm for 1% AEP + 20%CC event
Inflow = 5.41 L/s @ 7.94 hrs, Volume= 80.3 m³
Outflow = 4.47 L/s @ 8.12 hrs, Volume= 80.1 m³, Atten= 17%, Lag= 11.2 min
Primary = 4.47 L/s @ 8.12 hrs, Volume= 80.1 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 1.062 m @ 8.12 hrs Surf.Area= 3.8 m² Storage= 4.0 m³

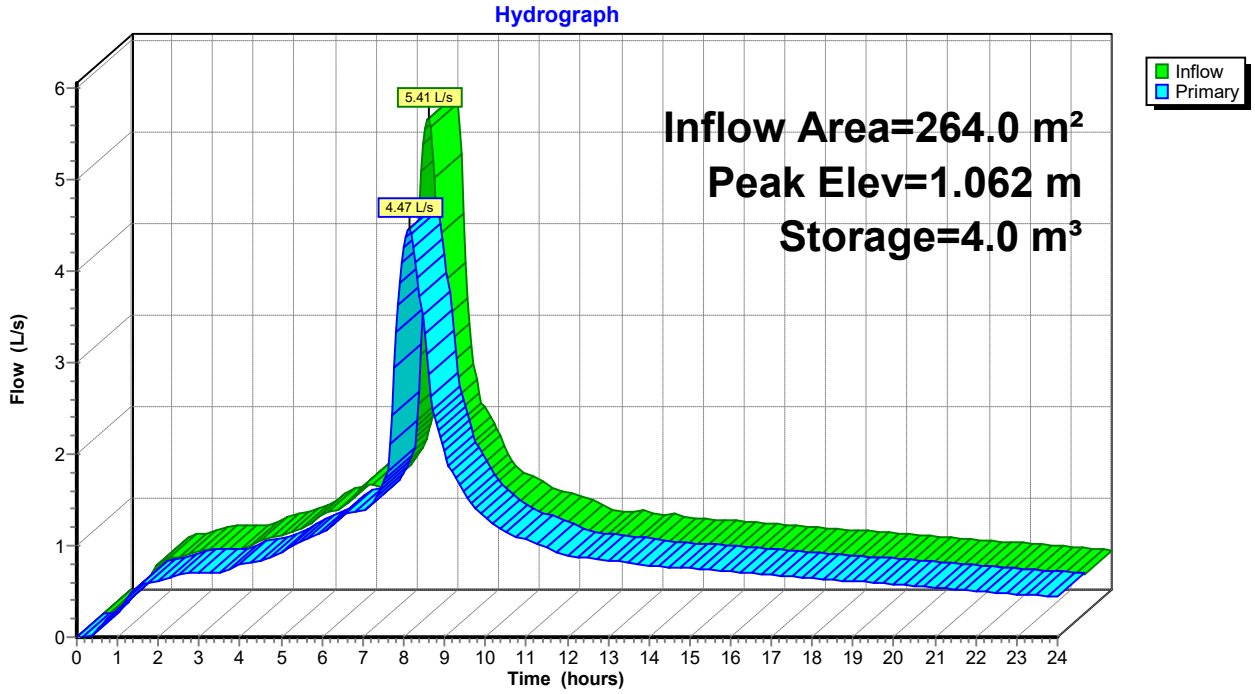
Plug-Flow detention time= 9.2 min calculated for 80.0 m³ (100% of inflow)
Center-of-Mass det. time= 7.7 min (651.5 - 643.8)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	6.8 m³	**2.20 mD x 1.80 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices	
#1	Primary	0.000 m	**38 mm Vert. Orifice/Grate**	C= 0.600
#2	Primary	0.400 m	**20 mm Vert. Orifice/Grate**	C= 0.600
#3	Primary	0.550 m	**22 mm Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=4.46 L/s @ 8.12 hrs HW=1.058 m (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 3.07 L/s @ 2.71 m/s)
- **2=Orifice/Grate** (Orifice Controls 0.67 L/s @ 2.14 m/s)
- **3=Orifice/Grate** (Orifice Controls 0.71 L/s @ 1.87 m/s)

Pond 41P: 2.2mØ 5,000L Rainwater Tank



Summary for Pond 42P: 2.2mØ 10,000L Rainwater Tank

Inflow Area = 308.0 m²,100.00% Impervious, Inflow Depth > 304 mm for 1% AEP + 20%CC event
Inflow = 6.32 L/s @ 7.94 hrs, Volume= 93.7 m³
Outflow = 4.44 L/s @ 8.18 hrs, Volume= 93.4 m³, Atten= 30%, Lag= 14.6 min
Primary = 4.44 L/s @ 8.18 hrs, Volume= 93.4 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 1.799 m @ 8.18 hrs Surf.Area= 3.8 m² Storage= 6.8 m³

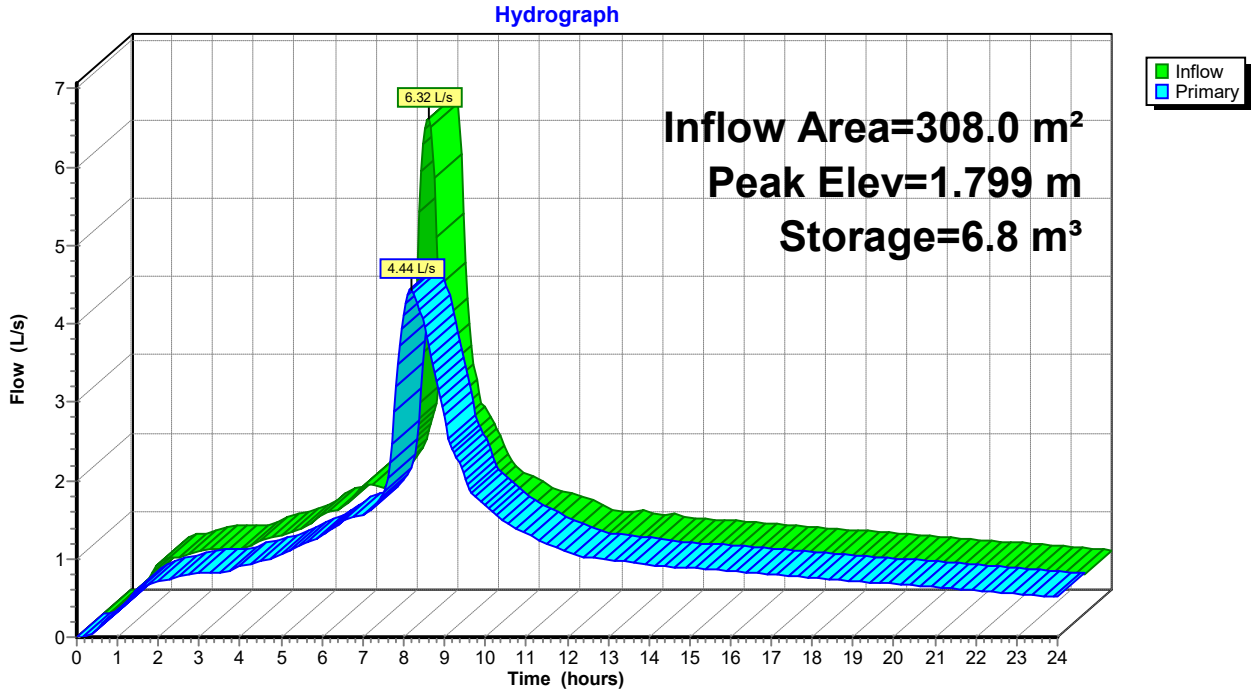
Plug-Flow detention time= 15.1 min calculated for 93.4 m³ (100% of inflow)
Center-of-Mass det. time= 13.0 min (656.9 - 643.8)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	9.9 m³	**2.20 mD x 2.60 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices	
#1	Primary	0.000 m	**34 mm Vert. Orifice/Grate**	C= 0.600
#2	Primary	0.630 m	**16 mm Vert. Orifice/Grate**	C= 0.600
#3	Primary	0.890 m	**18 mm Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=4.43 L/s @ 8.18 hrs HW=1.796 m (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 3.22 L/s @ 3.54 m/s)
- **2=Orifice/Grate** (Orifice Controls 0.58 L/s @ 2.86 m/s)
- **3=Orifice/Grate** (Orifice Controls 0.64 L/s @ 2.52 m/s)

Pond 42P: 2.2mØ 10,000L Rainwater Tank



Summary for Subcatchment 39S: Permitted Coverage Flow

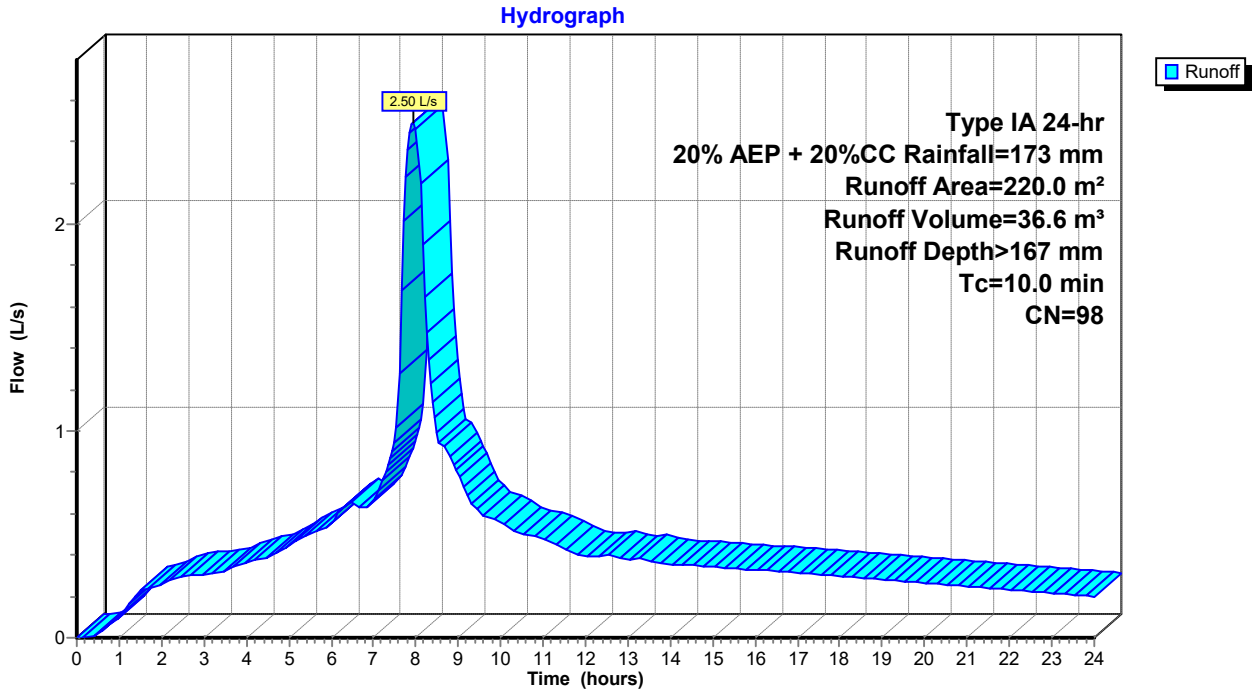
Runoff = 2.50 L/s @ 7.94 hrs, Volume= 36.6 m³, Depth> 167 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP + 20%CC Rainfall=173 mm

	Area (m²)	CN	Description
*	220.0	98	
	220.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 39S: Permitted Coverage Flow



Summary for Subcatchment 40S: 60% Impermeable Site Coverage

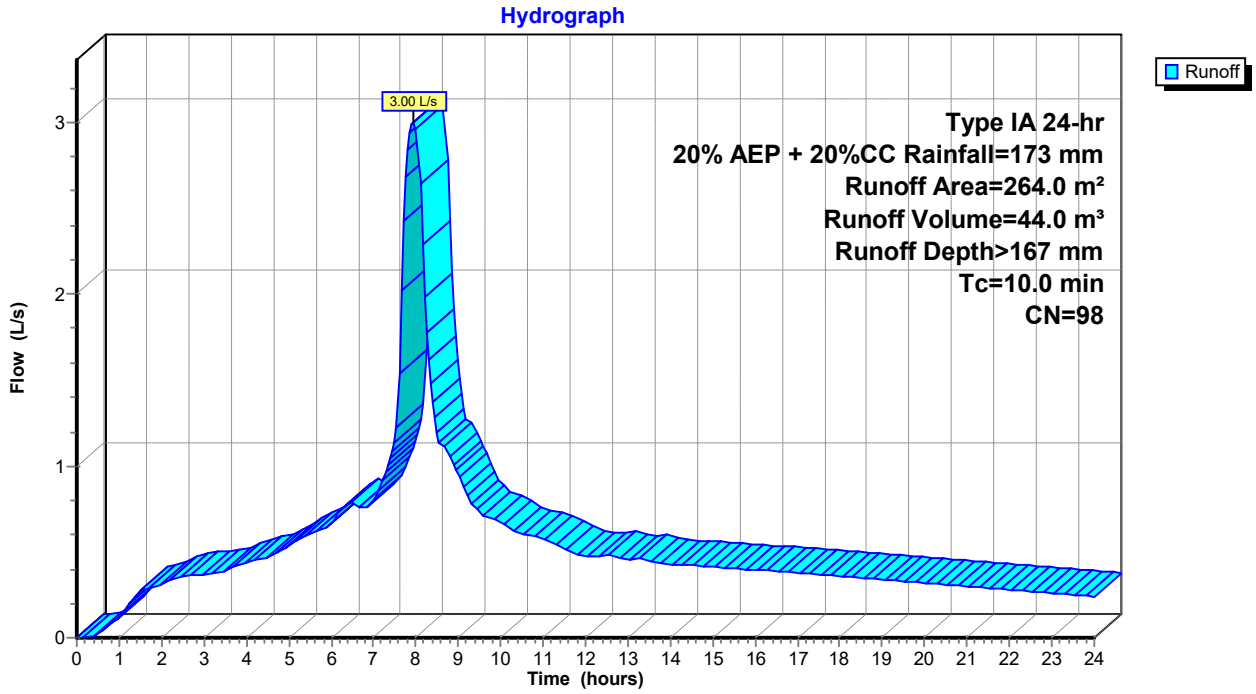
Runoff = 3.00 L/s @ 7.94 hrs, Volume= 44.0 m³, Depth> 167 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP + 20%CC Rainfall=173 mm

	Area (m²)	CN	Description
*	264.0	98	Roofs
	264.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 40S: 60% Impermeable Site Coverage



Summary for Subcatchment 41S: 70% Impermeable Site Coverage

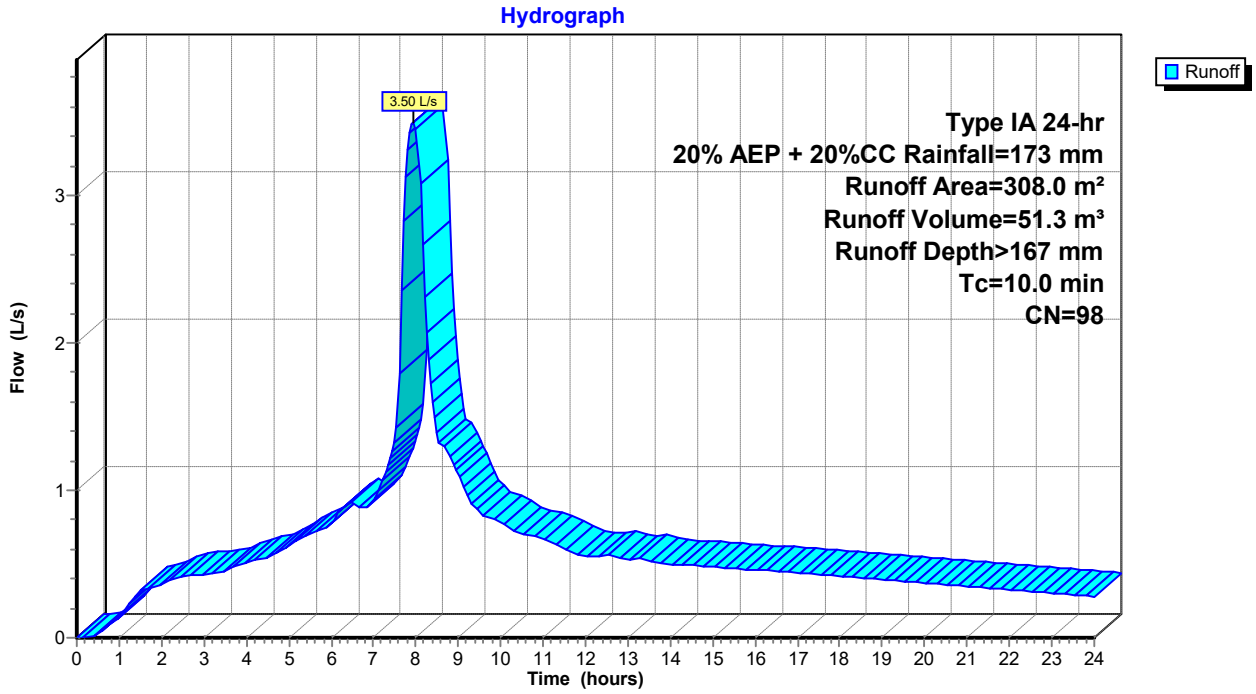
Runoff = 3.50 L/s @ 7.94 hrs, Volume= 51.3 m³, Depth> 167 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP + 20%CC Rainfall=173 mm

	Area (m²)	CN	Description
*	308.0	98	Roofs
	308.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 41S: 70% Impermeable Site Coverage



Summary for Pond 41P: 2.2mØ 5,000L Rainwater Tank

Inflow Area = 264.0 m², 100.00% Impervious, Inflow Depth > 167 mm for 20% AEP + 20%CC event
Inflow = 3.00 L/s @ 7.94 hrs, Volume= 44.0 m³
Outflow = 2.50 L/s @ 8.12 hrs, Volume= 43.9 m³, Atten= 17%, Lag= 11.0 min
Primary = 2.50 L/s @ 8.12 hrs, Volume= 43.9 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.546 m @ 8.12 hrs Surf.Area= 3.8 m² Storage= 2.1 m³

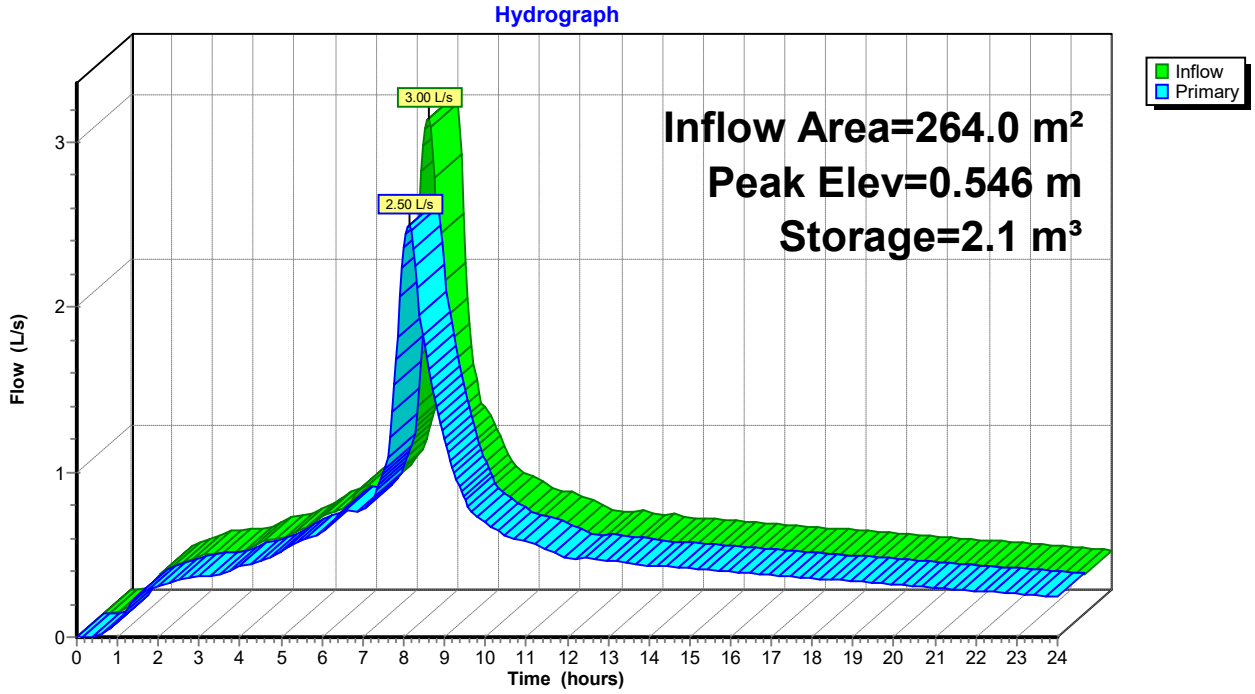
Plug-Flow detention time= 7.6 min calculated for 43.9 m³ (100% of inflow)
Center-of-Mass det. time= 5.9 min (657.1 - 651.2)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	6.8 m³	**2.20 mD x 1.80 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices	
#1	Primary	0.000 m	**38 mm Vert. Orifice/Grate**	C= 0.600
#2	Primary	0.400 m	**20 mm Vert. Orifice/Grate**	C= 0.600
#3	Primary	0.550 m	**22 mm Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=2.49 L/s @ 8.12 hrs HW=0.544 m (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 2.18 L/s @ 1.93 m/s)
- **2=Orifice/Grate** (Orifice Controls 0.31 L/s @ 0.97 m/s)
- **3=Orifice/Grate** (Controls 0.00 L/s)

Pond 41P: 2.2mØ 5,000L Rainwater Tank



Summary for Pond 42P: 2.2mØ 10,000L Rainwater Tank

Inflow Area = 308.0 m²,100.00% Impervious, Inflow Depth > 167 mm for 20% AEP + 20%CC event
Inflow = 3.50 L/s @ 7.94 hrs, Volume= 51.3 m³
Outflow = 2.51 L/s @ 8.17 hrs, Volume= 51.2 m³, Atten= 28%, Lag= 14.0 min
Primary = 2.51 L/s @ 8.17 hrs, Volume= 51.2 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.885 m @ 8.17 hrs Surf.Area= 3.8 m² Storage= 3.4 m³

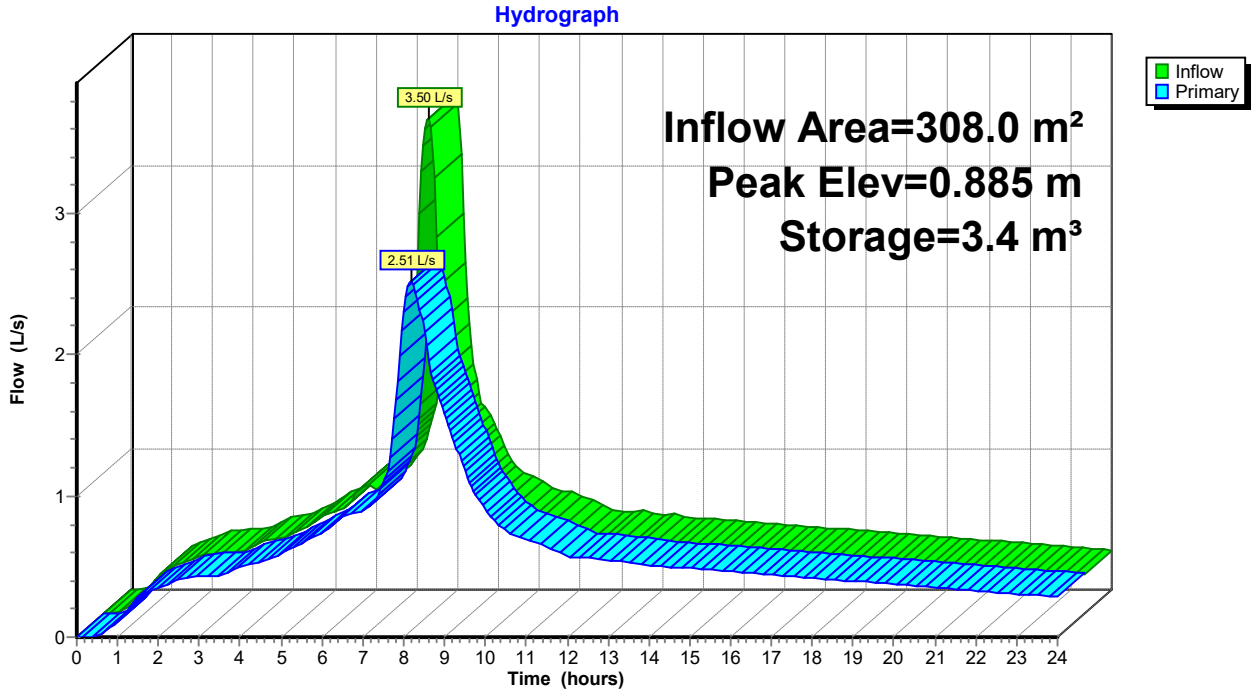
Plug-Flow detention time= 11.2 min calculated for 51.2 m³ (100% of inflow)
Center-of-Mass det. time= 9.3 min (660.5 - 651.2)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	9.9 m³	**2.20 mD x 2.60 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices	
#1	Primary	0.000 m	**34 mm Vert. Orifice/Grate**	C= 0.600
#2	Primary	0.630 m	**16 mm Vert. Orifice/Grate**	C= 0.600
#3	Primary	0.890 m	**18 mm Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=2.51 L/s @ 8.17 hrs HW=0.883 m (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 2.25 L/s @ 2.47 m/s)
- **2=Orifice/Grate** (Orifice Controls 0.26 L/s @ 1.32 m/s)
- **3=Orifice/Grate** (Controls 0.00 L/s)

Pond 42P: 2.2mØ 10,000L Rainwater Tank



Summary for Subcatchment 39S: Permitted Coverage Flow

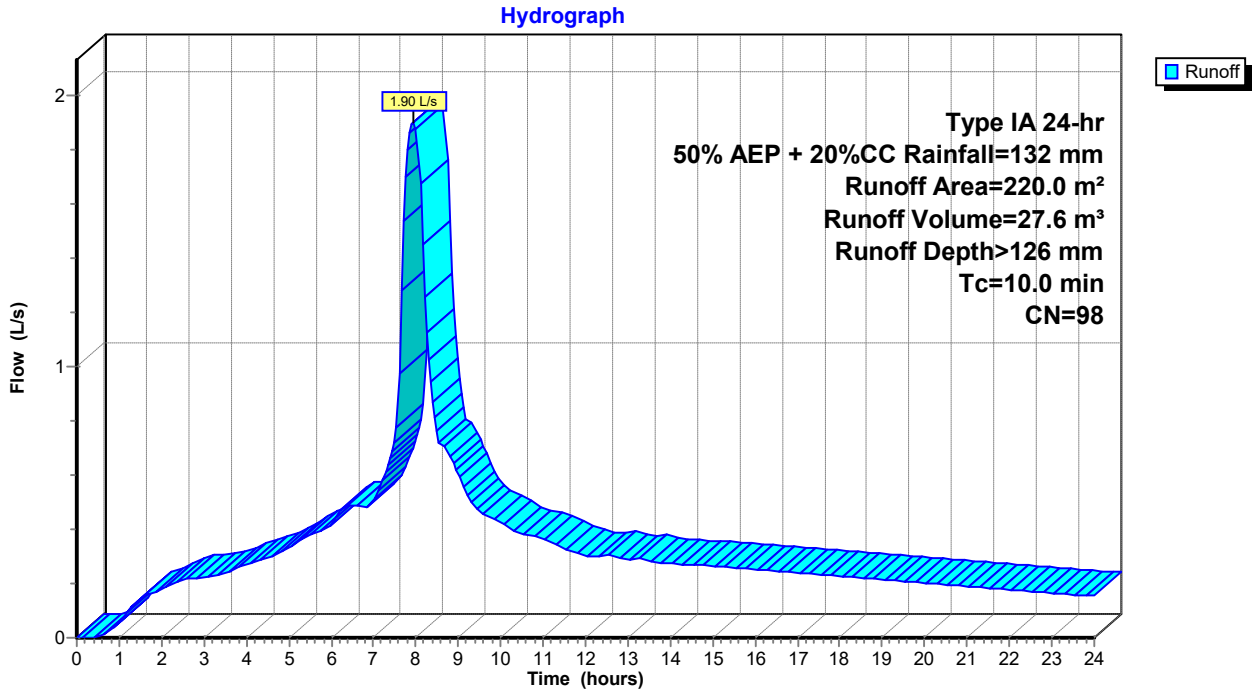
Runoff = 1.90 L/s @ 7.94 hrs, Volume= 27.6 m³, Depth> 126 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + 20%CC Rainfall=132 mm

	Area (m²)	CN	Description
*	220.0	98	
	220.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 39S: Permitted Coverage Flow



Summary for Subcatchment 40S: 60% Impermeable Site Coverage

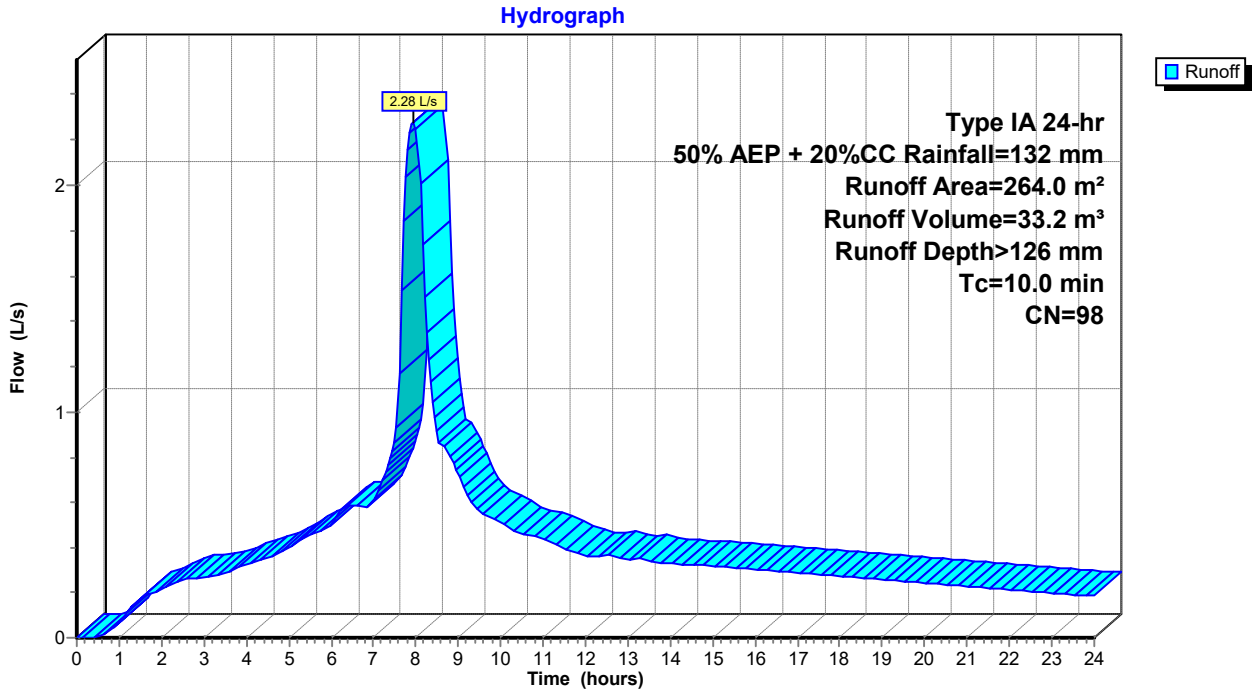
Runoff = 2.28 L/s @ 7.94 hrs, Volume= 33.2 m³, Depth> 126 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + 20%CC Rainfall=132 mm

	Area (m²)	CN	Description
*	264.0	98	Roofs
	264.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 40S: 60% Impermeable Site Coverage



Summary for Subcatchment 41S: 70% Impermeable Site Coverage

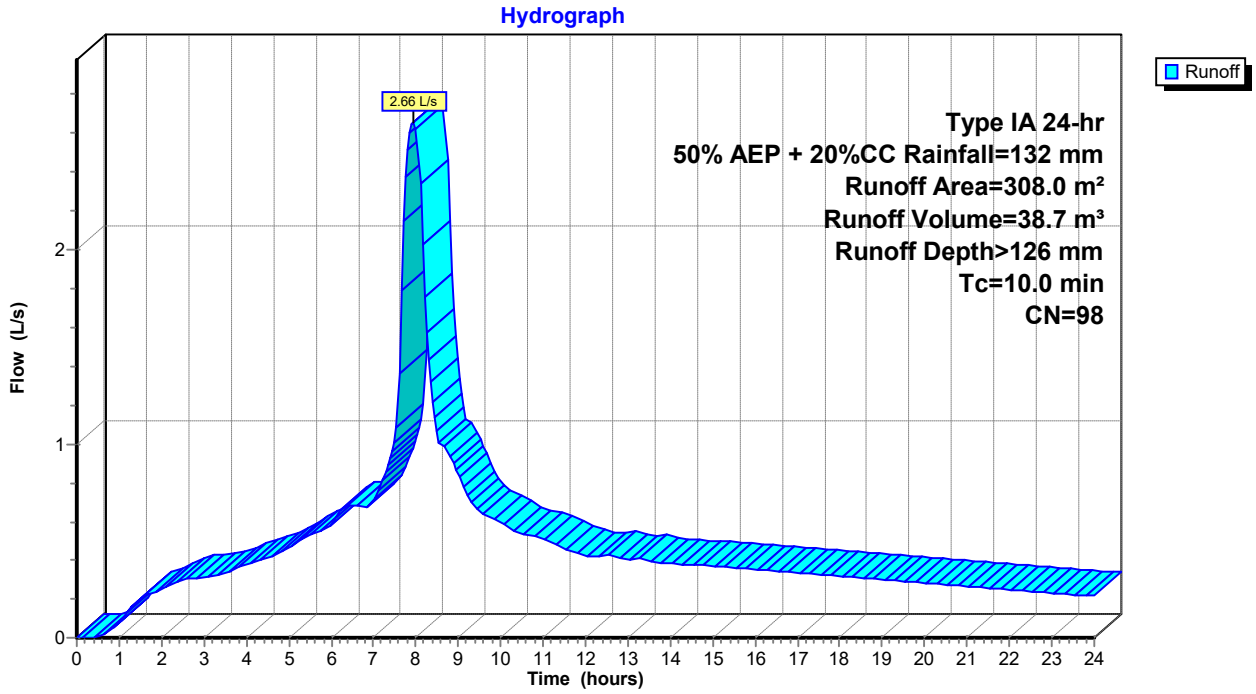
Runoff = 2.66 L/s @ 7.94 hrs, Volume= 38.7 m³, Depth> 126 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + 20%CC Rainfall=132 mm

	Area (m²)	CN	Description
*	308.0	98	Roofs
	308.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 41S: 70% Impermeable Site Coverage



Summary for Pond 41P: 2.2mØ 5,000L Rainwater Tank

Inflow Area = 264.0 m²,100.00% Impervious, Inflow Depth > 126 mm for 50% AEP + 20%CC event
Inflow = 2.28 L/s @ 7.94 hrs, Volume= 33.2 m³
Outflow = 1.84 L/s @ 8.13 hrs, Volume= 33.1 m³, Atten= 19%, Lag= 11.6 min
Primary = 1.84 L/s @ 8.13 hrs, Volume= 33.1 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.391 m @ 8.13 hrs Surf.Area= 3.8 m² Storage= 1.5 m³

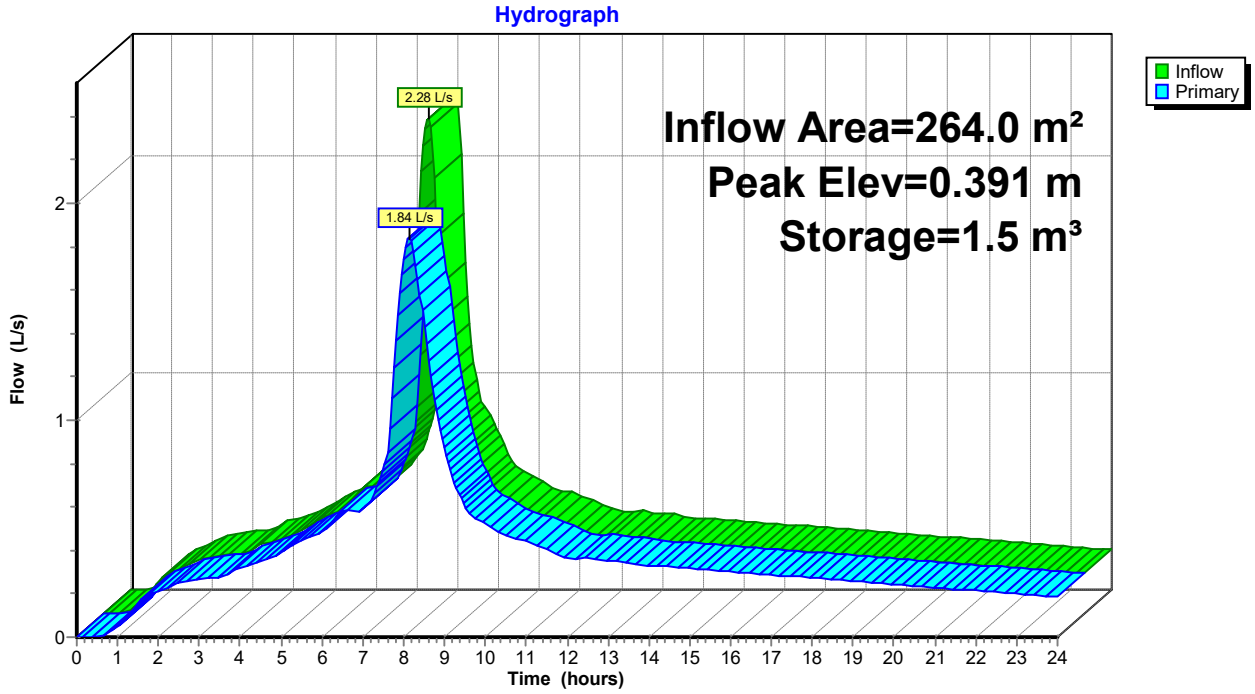
Plug-Flow detention time= 7.3 min calculated for 33.0 m³ (100% of inflow)
Center-of-Mass det. time= 5.4 min (661.3 - 655.9)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	6.8 m³	**2.20 mD x 1.80 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices	
#1	Primary	0.000 m	**38 mm Vert. Orifice/Grate**	C= 0.600
#2	Primary	0.400 m	**20 mm Vert. Orifice/Grate**	C= 0.600
#3	Primary	0.550 m	**22 mm Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=1.84 L/s @ 8.13 hrs HW=0.390 m (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 1.84 L/s @ 1.62 m/s)
- **2=Orifice/Grate** (Controls 0.00 L/s)
- **3=Orifice/Grate** (Controls 0.00 L/s)

Pond 41P: 2.2mØ 5,000L Rainwater Tank



Summary for Pond 42P: 2.2mØ 10,000L Rainwater Tank

Inflow Area = 308.0 m²,100.00% Impervious, Inflow Depth > 126 mm for 50% AEP + 20%CC event
Inflow = 2.66 L/s @ 7.94 hrs, Volume= 38.7 m³
Outflow = 1.88 L/s @ 8.18 hrs, Volume= 38.6 m³, Atten= 29%, Lag= 14.3 min
Primary = 1.88 L/s @ 8.18 hrs, Volume= 38.6 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.624 m @ 8.18 hrs Surf.Area= 3.8 m² Storage= 2.4 m³

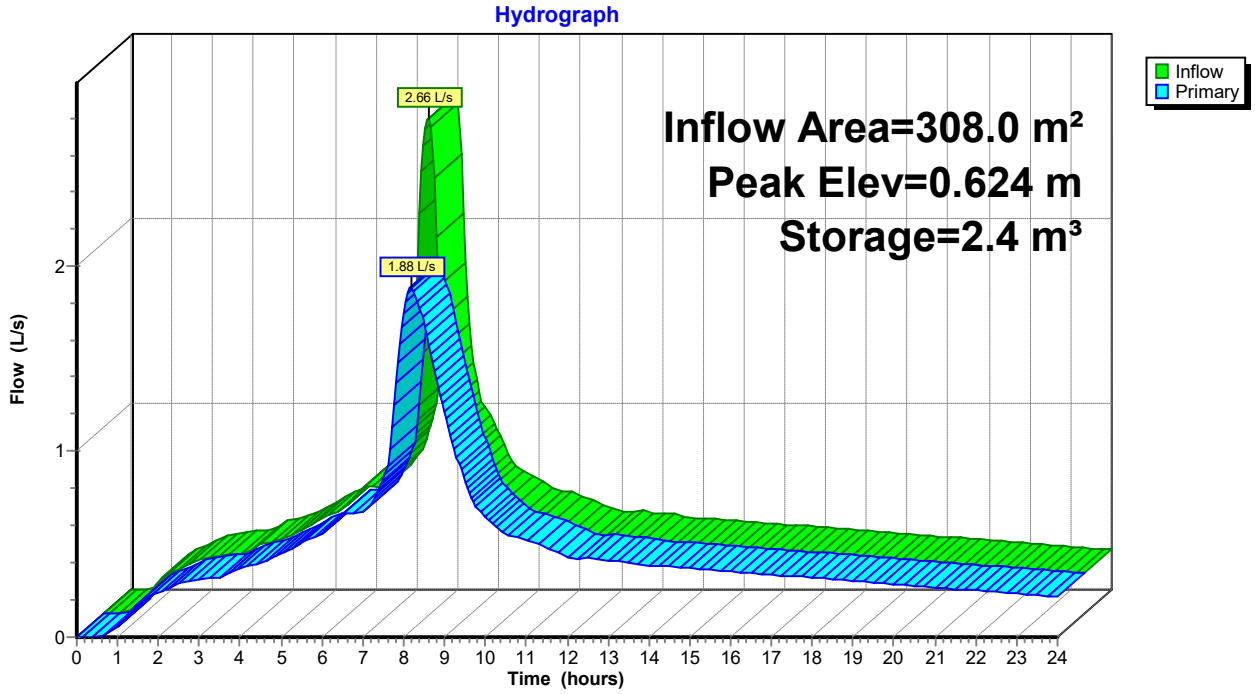
Plug-Flow detention time= 10.0 min calculated for 38.6 m³ (100% of inflow)
Center-of-Mass det. time= 8.1 min (664.0 - 655.9)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	9.9 m³	**2.20 mD x 2.60 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices	
#1	Primary	0.000 m	**34 mm Vert. Orifice/Grate**	C= 0.600
#2	Primary	0.630 m	**16 mm Vert. Orifice/Grate**	C= 0.600
#3	Primary	0.890 m	**18 mm Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=1.88 L/s @ 8.18 hrs HW=0.623 m (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 1.88 L/s @ 2.07 m/s)
└─**2=Orifice/Grate** (Controls 0.00 L/s)
└─**3=Orifice/Grate** (Controls 0.00 L/s)

Pond 42P: 2.2mØ 10,000L Rainwater Tank



Wilton Joubert Limited
09 527 0196
185 Waipapa Road
Kerikeri 0295

SITE	**2 Ripi Street, Kaikohe**
LEGAL DESCRIPTION	**Lot 2 DP 134188**
PROJECT	**2-Lot Residential Zoned Subdivision**
CLIENT	**BD Properties 2024 Limited**
REFERENCE NO.	**138618**
DOCUMENT	**Geotechnical Assessment Report**
STATUS/REVISION NO.	**Final – Issued for Resource Consent**
DATE OF ISSUE	**11 February 2025**

Report Prepared For	Attention	Email
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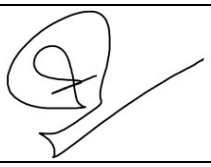
Approved by	**A. Asadi** *PhD (Geotech), CMEngNZ, CPEng*	Senior Geotechnical Engineer	afshin@wjl.co.nz	

1 EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Development Type:	2-Lot Subdivision.
District Plan Zone:	Residential.
Development Proposals Supplied:	Yes – Subdivision Scheme Plan.
Proposed Lot Sizes:	Lot 1: 440m², Lot 2: 441m².
Geology Encountered:	Air-fall-type deposits, or volcanic derived, alluvial and/or colluvial-type deposits, which have since become 'gley soils', overlying inferred, hard basalt rock deposits generally present from 2.7m to 3.8m below existing ground level.
Topsoil / Fill Encountered:	Yes – Surficial fill layers of 0.15m to 0.30m thickness. Beneath the fill in HA03, a buried topsoil layer of 0.20m thickness was underlying between depths of 0.40m and 0.60m BEGL.
Overall Site Gradient:	Broad, flat natured.
Natural Hazards:	**Stability:** No perceivable risk of deep-seated global instability. **Liquefaction:** Our recommended foundation option for the site results in foundations extending through potentially liquefiable layers and requiring embedment into hard, inferred basalt rock deposits present at depth. Based on the above, we perceive no risk of liquefaction damage.
Recommended Foundations:	Fully suspended on specific engineering design timber piles that are driven **at minimum** into the inferred, hard basalt rock deposits, present from approximately **2.7m to 3.8m below existing ground level**. The basalt rock deposits might be slightly deeper across the south-eastern portion of proposed Lot 2.
Earthworks:	It is generally envisaged that only minor cut-fill earthwork operations will be required to create level building platforms. Demolition of the previous concrete floor slab foundations and surrounding paving still present on-site will also be required. At this preliminary stage, due to the consolidation issues with the underlying subsoils, it is recommended no cut-fill earthworks are undertaken on-site until a review of final development and foundation drawings has been completed. Cut-fill limits and requirements will need to be given during review.
Further Geotechnical Review of Development Proposals Required:	Any revision of the finalised Subdivision Scheme Plan with Geotechnical implications should be referred to us for review. This report is not intended to support any Building Consent application without review of final development and foundation drawings. Such a review may also require further site-specific Geotechnical investigation and assessments depending on the intended foundations for use and magnitude of earthworks.

2 INTRODUCTION

2.1 SCOPE OF WORK

Wilton Joubert Limited (WJL) was engaged by **BD Properties 2024 Limited** (the client), to undertake a Geotechnical site assessment of ground conditions at the above site, where we understand, it is proposed to subdivide the existing property into two individual allotments suitable for new residential construction.

The primary purpose of this report is to provide Geotechnical assessments and preliminary recommendations pertaining to future design and construction at both proposed Lots.

It is our understanding that this report will be submitted as part of a Resource Consent application to support the proposed subdivision development.

Our scope does not include any:

- Environmental assessments of site subsoils or groundwater, or
- Civil assessments, including flooding.

2.2 SUPPLIED INFORMATION

At the time of preparing this report we have been supplied with the following documentation:

- Subdivision Scheme Plan, dated January 2025 (ref: 24529), prepared by Williams & King, and
- Land Information Memorandum (LIM), dated 10 September 2024 (ref: LIM-2025-182).

Any revision of the finalised Subdivision Scheme Plan with Geotechnical implications should be referred to us for review. This report is not intended to support any Building Consent application without review of final development and foundation drawings. Such a review may also require further site-specific Geotechnical assessments depending on the intended foundations for use and magnitude of earthworks.

3 SITE DESCRIPTION

The subject 881m² Residential zoned, rectangular shaped property is located off the eastern side of Ripi Street, accessed 50m south of the Heke Street, on the eastern outskirts of the Kaikohe urban environment.

An existing vehicle crossing formation is present near the north-western boundary corner, previously providing access to a paved driveway that is now overgrown in grass.

Topographically speaking, the property is set towards the north-eastern end of a broad, elevated volcanic plateau, set approximately RL190m New Zealand Vertical Datum (NZVD). The site is east facing and essentially level, with inclinations across the site averaging less than 3°.

Since 1952, the site has been historically covered by a residential development and has included periodic additions and the construction of new auxiliary structures. A review of historical aerial images from Google Earth Pro indicates that all existing structures have largely been demolished at some point between March 2019 and February 2021 however, the previous concrete floor slab foundations and surrounding paving are still present on-site.

The site is predominantly overgrown in grass with intermittent small trees, bushes, and shrubs scattered across the site. Aside from the noted slabs and paving, some former building remnants, largely timber decking and roofing iron, are also present on-site.

The property is bound by residentially developed properties to the north and east, and a mature tree covered, local purpose reserve to the south.

The property is depicted on our appended Site Plan (ref: 138618-G600) and in Figure 1 below.

Figure 1: Screenshot aerial view of the subject site and surrounding influential land from the Far North District Council (FNDC) on-line GIS Property and Land Map. Property boundary s highlighted in cyan. 1.0m contours are overlaid.

Figure 2: Site photograph off the property from the north-eastern boundary corner (south-westerly direction).

Figure 3: Site photograph looking towards the previous dwelling floor slab (north-easterly direction).

At the time of preparing this report, we note the FNDC on-line GIS Water Services Map indicates the following:

- A mains water pipe bounds the western roadside boundary, and
- A gravity main wastewater pipe trends in proximity to the north-eastern boundary, within the property confinements. The pipe initially enters the approximately 1.4m from the north-eastern boundary corner, before traversing approximately 10.6m south, towards a manhole that is offset approximately 2.4m from the western boundary. At the manhole, the pipe then trends southwest, beyond the western boundary and into the neighbouring allotment.

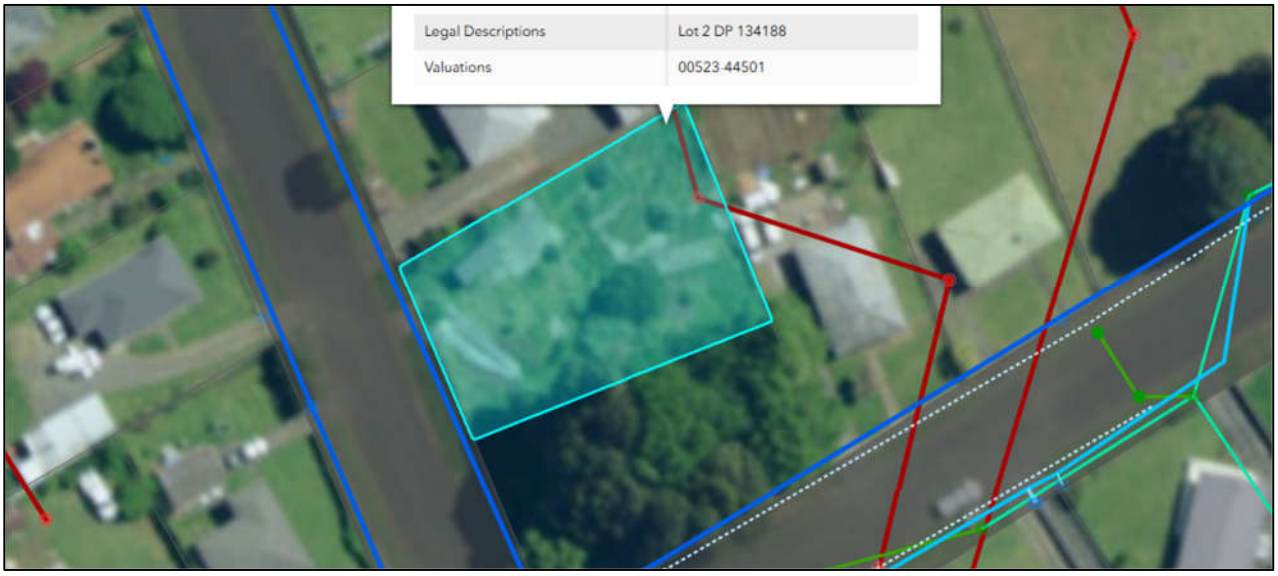


Figure 4: Screenshot aerial view of the subject site from the FNDC on-line GIS Water Services Map. Property boundary is highlighted in cyan. Blue line is water, red line is wastewater.

4 PROPOSAL

In reviewing the supplied Subdivision Scheme Plan, it is our understanding that the client proposes to subdivide the existing property into two individual allotments suitable for new residential construction. The development essentially comprises splitting the site into western and eastern halves, respectively being Lot 1 and Lot 2.

Lot 1 is to encompass an area of 440m² and will be accessed off RIpi Street, via the existing crossing formation present near the north-western boundary corner.

Lot 2 is to encompass an area of 441m² and will be accessed off Heke Street, via an existing appurtenant right-of-way (ROW), trending through the local purpose reserve that bounds the development to the south. The ROW enters the property at the south-eastern boundary corner.

The scheme plan is appended to this report and is displayed in Figure 5 below.

Figure 5: Screenshot of the supplied Subdivision Scheme Plan. The aerial contains the former residential development.

5 DESKTOP STUDY

5.1 PUBLISHED GEOLOGY

Local geology across the property and wider surrounding land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; Kerikeri Volcanic Group Pleistocene Basalt of Kaikohe – Bay of Islands Volcanic Field. These deposits are approximately 59,000 to 4 million years in age and described as; "*Basalt lava and volcanic plugs*" (ref: GNS Science Website).

Referring to the above mapping source, approximately 400m to the north and east of the property, a geological is transition is present, where a downslope, alluvial-type basin is present. These deposits are noted as; OIS6+ (Early to Middle Pleistocene) Estuary, River, and Swamp Deposits. These deposits are approximately 128 thousand to 1.8 million years in age and described as; "*Partly consolidated mud, sand, gravel, and peat or lignite of alluvial, colluvial, lacustrine, swamp, and estuarine origins*."

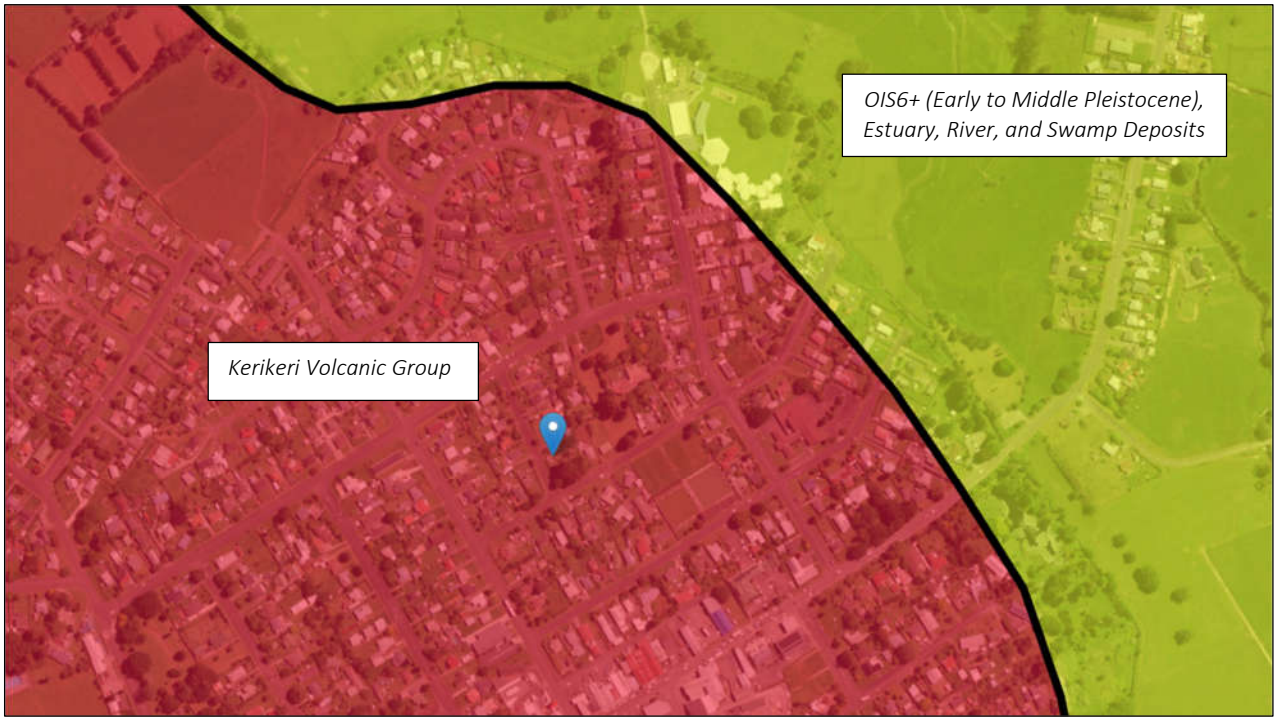


Figure 6: Screenshot aerial view of the subject site and wider surrounding land from the New Zealand Geology Web Map. Blue marker depicts property location.

5.2 FLOOD HAZARD ZONE

Although the property is not flood zoned by either of the on-line GIS Northland Regional Council (NRC) Natural Hazards and FNDC Flood Modelling 2007 Maps, the FNDC Maps do identify the south-eastern boundary corner of the bounding local purpose reserve as being within a 100-year ARI Floodplain.

The mapped floodplain extends off a branch of the downslope, alluvial basin, traversing approximately 415m north to south through a low point in the surrounding topography and ceasing at the corner of the noted local purpose reserve. Existing ground levels across the alluvial basin are generally no less than approximately 184m to 185m NZVD.

While not detrimental to the property, our Geotechnical findings (see Section 7) indicate that the underlying subsoil deposits are influenced by this flood zoned, lower-lying floodplain feature, with the property appearing to be on the outskirts of this environment.

Figure 7: Screenshot aerial view of the subject site and surrounding land from the FNDC on-line GIS Flood Modelling 2027 Map.

6 GEOTECHNICAL INVESTIGATION

We carried out a Geotechnical investigation across the property on 5 February 2025 and included:

- Drilling four hand auger boreholes (HA01 to HA04 inclusive) of 50mm diameter to depths ranging between 0.80m and 2.4m below existing ground level (BEGL), and
- Dynamic Cone - Scala Penetrometer Tests (DCP) were extended through the invert of all four HA's to depths ranging between 2.7m and 3.9m BEGL.

The soil sample arisings from the HAs was logged in accordance with the "Field Description of Soil and Rock", NZGS, December 2005.

In-situ undrained Vane Shear Strengths were measured at intervals of depth and then adjusted in accordance with the New Zealand Geotechnical Society (NZGS); Guidelines for Handheld Shear Vane Testing, August 2001, with strengths classified in accordance with the NZGS Field Classification Guidelines; Table 2.10, December 2005. The materials identified are described in detail on the appended records, together with the results of the various tests undertaken, plus the groundwater conditions as determined during time on-site.

The approximate locations of the HAs are depicted on our appended Site Plan (ref: 138618-G600).

7 GEOTECHNICAL FINDINGS

The following is a summary of the ground conditions encountered in our investigation. Please refer to the appended logs for greater detail.

7.1 SURIFICAL SOILS

All four HA's were overlain by a 0.15m to 0.30m thick layer of NON-ENGINEERED FILL, comprising of very stiff Slightly Clayey SILT and Slightly Gravelly SILT deposits. Additionally, beneath the fill in HA03, a BURIED TOPSOIL layer of 0.20m thickness was underlying between depths of 0.40m and 0.60m BEGL.

7.2 NATURAL GROUND

In general terms, the site was essentially underlain by the following:

- A very stiff crust of Slightly Clayey SILT, Clayey SILT, and Slightly Gravelly SILT deposits, to depths of 1.4m to 1.6m BEGL, overlying
- Saturated, soft to stiff, Gravelly Clayey SILT deposits, which were unable to be excavated deeper than 2.4m BEGL due to groundwater induced, poor recovery.

The underlying natural deposits encountered on-site were consistent with our expectations of either air-fall-type deposits, or volcanic derived, alluvial and/or colluvial-type deposits, which have since become 'gley soils,' typical of New Zealand wetlands, wherein waterlogging chemically reduces and leaches them in winter and spring (or in some cases, all year round).

Measured in-situ, BS1377 adjusted peak Shear Vane Strengths were measured as follows:

- Overlying, very stiff crust (From 0.15m up to 1.6m BEGL): Ranged between 138kPa and greater than 220kPa, the latter being where soil strength was in excess of the shear vane capacity, or the vane was not able to penetrate into the soil (UTP), and
- Underlying, soft to stiff deposits (Below 1.4m to 1.6m BEGL): Ranged between 63kPa and 85kPa at a measured depth of 1.6m BEGL in all four HA's. An isolated UTP reading was measured at a depth of 2.0m BEGL in HA01.

Additionally, measured DCP blow counts per 0.10m ground penetration at the invert of each HA, within the soft to stiff deposits, initially encountered very low blow counts, generally ranging between 0.2 and 2 for a considerable depth. Our DCP's indicate that harder deposits of 20+ blows, likely basalt rock derived from a lava flow, was generally inferred at depths ranging between 2.7m and 3.8m BEGL. However, might be slightly deeper across the south-eastern portion of proposed Lot 2, where a final blow count of 10 was measured at a depth of 3.9m BEGL.

Where able to be determined, peak to remould Vane Shear Strength ratios largely fluctuated, ranging between 2.8 and 9.0. Considering the above and the 'gley' nature of the natural ground deposits, we generally assess the underlying subsoils as 'Sensitive.'

Figure 8: Site photograph of the typical HA soil arisings encountered on-site (HA02: 0.0m to 2.3m).

7.3 GROUNDWATER

Groundwater inflow was measured in HA01-03 at depths ranging between 1.6m to 1.8m BEGL, with standing levels generally measured at slightly raised depths ranging between 1.3m to 1.6m BEGL.

Groundwater was not encountered in HA04 however, the HA required termination at 0.80m BEGL due to a harder, gravelly layer.

It should be noted that rainfall had not preceded our summer investigation, indicating that the site is likely subject to similar groundwater levels year-round and could be expected to experience further elevated levels during significant rainfall periods.

7.4 SUMMARY TABLE

The following table summarises our inferred stratigraphic profiling:

Investigation Hole ID	Termination Depth (m)	Depth to Base of Non-Engineered Fill / Buried Topsoil (m)	Depth to Base of Very Stiff Crust (m)	Vane Shear Strength Range (kPa) within Very Stiff Crust	Inferred Basalt Rock Depth (m) During DCP's (20+ Blows/0.10m)	Standing Groundwater Depth (m)
HA01	2.4	0.20	1.6	197+	3.1	1.4
HA02	2.3	0.15	1.6	144 – 220+ / UTP	2.7	1.3
HA03	1.6	0.30	1.4	138 – 197+	3.8	1.6
HA04	0.80	0.25	NE	220+	NE (Final Blow Count of 10 at 3.9m)	NE (Refusal at 0.80m)

Note: UTP = Unable to Penetrate, NE = Not Encountered

8 GEOTECHNICAL ASSESSMENT

8.1 SITE STABILITY

Based on:

- No obvious evidence of instability at the property or wider surrounding land, and
- The property is flat, and the wider surrounding land is broad, containing similar inclinations,

we perceive no risk of deep-seated global slope instability impacting the proposed subdivision development.

In the long-term, provided that all of the recommendations within this report, are adhered to, then we do not anticipate any significant risk of instability either within, or immediately beyond a building site within either proposed allotment.

8.2 LIQUEFACTION

Liquefaction is a natural phenomenon whereby prolonged seismic shaking induces an increase in pore water pressure, which in turn decreases the effective stress of silt/fine sand-like soil deposits. Excess pore water pressure (EPWP) can build to such an extent that the effective stress of the underlying soil is reduced to near zero, whereby the soils no longer carry shear strength and behave as a semi solid/fluid. In such a scenario, excess pore water pressures will follow the path of least resistance to eventual dissipation, which can lead to the migration of liquefied soils towards the surface, or laterally towards a free-face (edge of slope, riverbank, etc.) or layers that have not yet undergone liquefaction. Examples of these phenomena were experienced in Christchurch and the greater Canterbury Region during the Canterbury Earthquake Sequence between 2010-2011.

At the time of preparing this report, we note that the FNDC on-line GIS Liquefaction Vulnerability Map indicates that the property and wider surrounding land lies within an '*Undetermined*' zone.

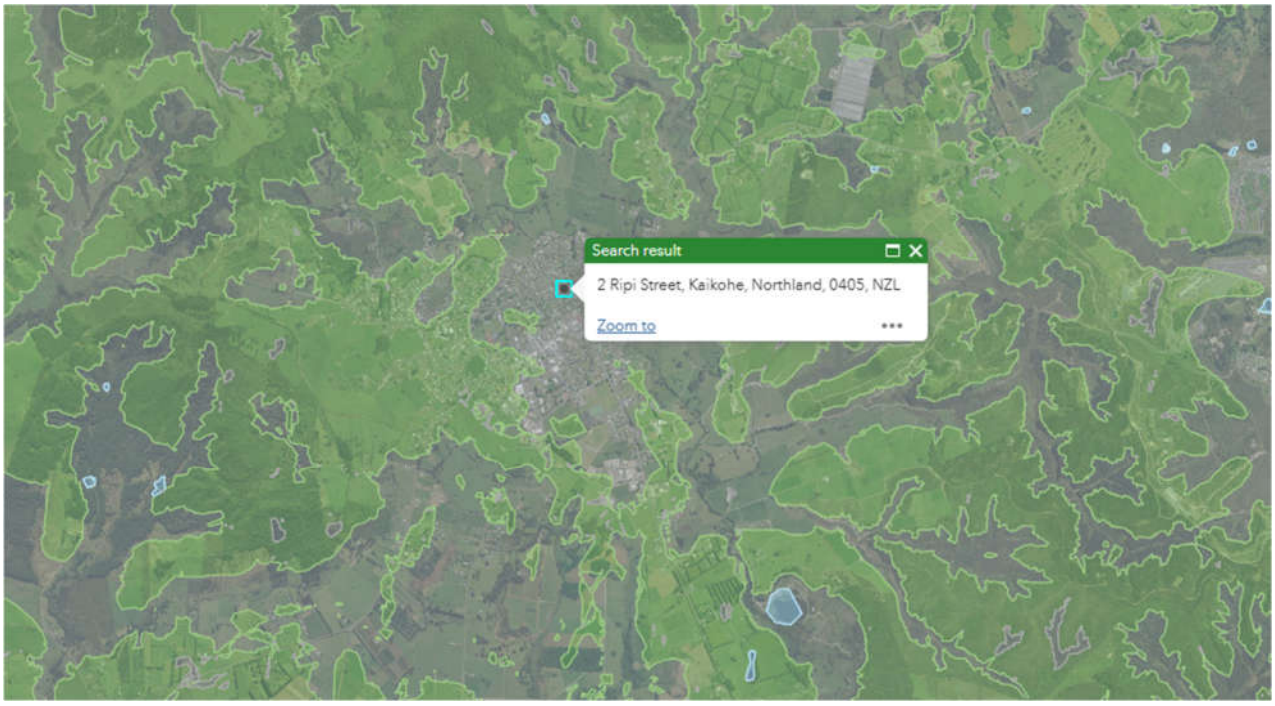


Figure 9: Screenshot of the from the FNDC on-line GIS Liquefaction Vulnerability Map.
Black dot and cyan square depict property location.

There is no historical evidence of liquefaction at the property. The subsoil deposits, up to 1.4 million years old comprise of very stiff clayey silt. These soils are generally considered not susceptible to liquefaction.

Furthermore, inferred basalt rock deposits are located at depths of approximately 2.7m to 3.8m below BEGL.

The underlying softer layer, between the very stiff crust and the inferred basalt rock, may consist of air-fall-type deposits or volcanic-derived alluvial and/or colluvial deposits. Our recommended foundation design involves extending the foundations through any potentially liquefiable layers and embedding them into the hard, inferred basalt rock deposits found between 2.7m and 3.8m BEGL.

Based on the above, we do not anticipate any risk of liquefaction-related damage to the proposed subdivision development.

9 CONCLUSIONS AND RECOMMENDATIONS

Based on our fieldwork investigation, subsoil testing results, walkover inspection and stability and liquefaction commentary as described above, we consider on reasonable grounds that this report can be submitted to the Territorial Authority in support of a Resource Consent application for subdividing the subject property, substantiating that in terms of section 106 of the Resource Management Act and its current amendments, either

a) No land in respect of which the consent is sought, nor any structure on that land, is, nor is likely to be subject to material damage by erosion, falling debris, subsidence, or slippage from any source, or

b) No subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, or slippage from any source,

unless the Territorial Authority is satisfied that sufficient provision has been made or will be made in accordance with section 106(2).

Under section 106(2), the Territorial Authority may grant a subdivision consent if it is satisfied that the effects described above will be avoided, remedied, or mitigated by one or more of the following:

(a) Rules in the district plan:

(b) Conditions of a resource consent, either generally or pursuant to section 220(1)(d):

(c) Other matters, including works.

And we are therefore satisfied that property should be generally suitable for future residential construction in terms of NZS3604:2011 but accounting of specific engineering design (SED), subject to a review of final development and foundation drawings. Such a review may also require further site-specific Geotechnical assessments depending on the intended foundations for use and magnitude of earthworks.

9.1 RECOMMENDED FOUNDATIONS

The underlying softer, 'gley' subsoils present from approximately 1.4m to 1.6m BEGL are assessed as highly compressible and as such, are susceptible to settlement. This is evidenced with the neighbouring allotment to the east, at 6 Heke Street, where the existing dwelling displays clear evidence of settlement effects.

Based on the above, we recommend all future residential foundations at proposed Lot 1 and 2 are fully suspended on SED timber piles that are driven at minimum, into the inferred, hard basalt rock deposits, present from approximately 2.7m to 3.8m BEGL. The basalt rock deposits might be slightly deeper across the south-eastern portion of proposed Lot 2.

Due to a consistently elevated groundwater level, deepened, bored, concrete encased foundations are not recommended.

Timber piles should be driven to sets calculated in accordance with the Hiley Formula, using a factor of safety of 6, as recommended by the University of Auckland School of Engineering researchers, Pender & Quilter. Piles should only rely on end bearing and skin friction should be ignored.

When finalising the development proposals, it should be checked that all foundations lie outside 45° envelopes rising up from:

- 0.50m below the invert of service trenches, most notably the gravity main wastewater pipe that trends through the north-eastern boundary area, and/or
- the toe of adjacent retaining walls.

We also highlight the potential risk of insufficiently embedded piles, when they run parallel along only one side of pipe trenches, becoming "undermined" by lateral consolidation of loose trench backfill. We stress the need to check for sufficient pile embedment below the line of influence using the Broms method for determining pile cantilever anchorage length, and for sufficient pile stiffness, using conventional cantilever pile earth pressure theory.

The construction of driven pile foundations should commence with several test piles being driven at locations within future building footprints as selected by the Engineer to:

- Confirm both ground conditions and pile lengths, and,
- Indicate achievement of the design set.

It is recommended pile locations are pre-drilled with a smaller diameter auger through the overlying very stiff crust to aid in efficiency of the pile driving operation.

Test piles that have achieved both satisfactory embedment and sets may then be used as production piles, and then the remaining piles in the array installed to achieve both the specified pile embedment's and set in all cases.

The potential impact of soil consolidation on services must also be considered during design.

9.2 ALTERNATE FOUNDATION OPTIONS

For shallow-type foundations that may potentially be able to be designed to spread building loads across the overlying, very stiff crust, additional Geotechnical testing and assessments must be undertaken at both proposed Lots and at minimum, should include the following:

- A cone penetration test (CPT) to a refusal depth,
- Computer-based settlement analysis in determining loading limits. This may also result in pre-loading of the site being required following analysis,
- Computer-based liquefaction analysis in determining the appropriate Technical Category of the site,
- Determination of the Geotechnical Ultimate Bearing Capacity available on-site, and
- Determination of the Expansive Soil classification as defined in clause 7.5.13.1.2 and introduced to NZS3604 by Amendment 19 of NZBC Structure B1/AS1.

9.3 NZS1170.5:2004 SITE SUBSOIL CLASSIFICATION

We consider the proposed allotment to be underlain with a Class C – Shallow Soil stratigraphy.

9.4 EARTHWORKS

Due to the level nature of both proposed Lots, it is generally envisaged that only minor cut-fill earthwork operations will be required to create level building platforms. Demolition of the previous concrete floor slab foundations and surrounding paving still present on-site will also be required.

At this preliminary stage, due to the noted consolidation issues with the underlying subsoils, it is recommended no cut-fill earthworks are undertaken on-site until a review of final development and foundation drawings has been completed. Cut-fill limits and requirements will need to be given during review.

It is recommended all future earthworks are either undertaken during the summer period of the year or prolonged dry forecast weather conditions.

All future earthworks should be undertaken in accordance with the following standards:

- NZS4431:2022 "Code of Practice for Earth Fill Residential Development",
- Section 2 "Earthworks & Geotechnical Requirements" of NZS4404:2010 "Land Development and Subdivision Infrastructure", and
- Chapter 2 "Site Development Suitability (Geotechnical and Natural Hazards" of the Far North District Council Engineering Standards, (Version 0.6 issued May 2023).

9.5 GENERAL SITE WORKS

We stress that any and all works should be undertaken in a careful and safe manner so that Health & Safety is not compromised, and that suitable Erosion & Sediment control measures should be put in place. Any stockpiles placed should be done so in an appropriate manner so that land stability and/or adjacent structures are not compromised.

Furthermore:

- All works must be undertaken in accordance with the Health and Safety at Work Act 2015,
- Any open excavations should be fenced off or covered, and/or access restricted as appropriate,
- The location of all services should be verified at the site prior to the commencement of construction,
- The Contractor is responsible at all times for ensuring that all necessary precautions are taken to protect all aspects of the works, as well as adjacent properties, buildings and services, and
- Should the contractor require any site-specific assistance with safe construction methodologies, please contact WJL for further assistance.

9.6 STORMWATER & SURFACE WATER CONTROL

Uncontrolled stormwater flows must not be allowed to saturate the ground, so as to adversely affect foundation conditions.

All stormwater run-off from new roof and paved areas, should be collected in sealed pipes and be discharged to a Council approved stormwater system

Under no circumstances should concentrated overflows from any source discharge into or onto the ground in an uncontrolled fashion.

10 UNDERGROUND SERVICES

Aside from the services noted in this report, other underground services, public or private, mapped, or unmapped, of any type could be present. It is recommended to stay on the side of caution during the commencement of any future works.

11 LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Resource Consent application.

This report has been commissioned solely for the benefit of our Client, BD Properties 2024 Limited, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with WJL, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other geotechnical aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

The recommendations provided in this geotechnical report are in accordance with the findings from our shallow investigation. However, it is important to acknowledge that additional investigation and analysis may be necessary to meet the specific requirements set by the FNDC.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Appendices:

Subdivision Scheme Plan (1 sheet)

WJL Site Plan (1 sheet)

Hand Auger Borehole Records (4 sheets)

(Existing easement interests over Lot 1 DP 134188 in favour of Lot 1 Hereon are to be Cancelled)

Local Authority: Far North District Council

Total Area: 0.0881Ha
Comprised in: NA79B/8

Val: 00240-26300
00523-44501

Address: 2 Ripi Street

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Proposed Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land
Right to Convey Electricity, Water and Telecomm-unications	A	Lot 1 Hereon	Lot 2 Hereon

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

0 5 10 15 20

Prepared for: B D Properties 2024 Ltd

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 DP 134188

	Name	Date
Survey		
Design		
Drawn	WK	Jan 2025
Rev		

ORIGINAL
SCALE 1:250
SHEET SIZE A3

24529

GENERAL NOTES

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.

SYMBOL KEY	
HA	HAND AUGER LOCATIONS

N

17.56

19.75

HA 01

HA 03

24.13

LOT 2
0.0441ha

LOT 1
0.0440ha

HA 04

17.39

HA 02

21.36

RIPI STR

16.46m wide

Proposed Easement 1.5 wide

19.11

A

Existing appurtenant Right of Way (3.5m wide)

0m 3m 10m 15m

SCALE 1:150

WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Auckland: 09 527 0196
Christchurch: 021 824 063 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
A	FEB 2025	SJP	ISSUED WITH GEOTECHNICAL REPORT

DESIGNED BY:
DRAWN BY: SJP
CHECKED BY:
SURVEYED BY:

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **2-LOT SUBDIVISION**

PROJECT TITLE: **LOT 2 DP 134188
2 RIPI STREET
KAIKOHE
NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	KERIKERI
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:150	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
138618-G600	A

HAND AUGER : HA01

CLIENT: BD Properties 2024 Limited
PROJECT: New 2-Lot Subdivision
SITE LOCATION: 2 Ripi Street, Kaikohe

JOB NO.: 138318 **SHEET:** 1 OF 1
START DATE: 05/02/2025 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: 1994 **ELEVATION:** Ground
FACTOR: 1.41 **DATUM:**

SOIL DESCRIPTION: TOPSOIL, CLAY, SAND, PEAT, FILL, SILT, GRAVEL, ROCK

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
FILL	NON-ENGINEERED FILL: Slightly Clayey SILT, brown with white and orange specks, very stiff, dry, no plasticity, occasional weakly fused clast inclusions.		0.2						
Kerikeri Volcanic Group	NATURAL: Clayey SILT, brown with orange and black specks, very stiff, dry to moist, low plasticity, occasional weakly fused clast inclusions.		0.4		197+	-	-		
			0.6						
			0.8		197+	-	-		
			1.0						
			1.2		197+	-	-		
	1.4m: 200mm thick softer void (able to push shear vane through), becoming wet.		1.4	▼ 05/02/2025					
	1.6m: Becoming stiff.		1.6		79	28	2.8		
			1.8	▽					
			2.0						
	Gravelly Clayey SILT, orange and brown, very stiff, saturated, low plasticity, gravels are well rounded and up to 20mmø.				UTP	-	-		
	2.2m: Becoming soft to firm (void - able to push shear vane through).		2.2						
			2.4						
	EOH: 2.40m - Poor Recovery							0	
			2.6					0	
								2	
			2.8					6	
								4	
			3.0					0	
								20	
			3.2						
			3.4						
			3.6						
			3.8						

REMARKS
End of borehole @ 2.40m (Target Depth: 3.00m)
Groundwater encountered @ 1.80m during drilling. Standing groundwater @ 1.40m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM
CHECKED BY: ANA

▼ Standing groundwater level
▽ GW while drilling

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Phone: 09-945 4188
Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

HAND AUGER : HA02

CLIENT: BD Properties 2024 Limited
PROJECT: New 2-Lot Subdivision
SITE LOCATION: 2 Ripi Street, Kaikohe

JOB NO.: 138318 **SHEET:** 1 OF 1
START DATE: 05/02/2025 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: DR4802 **ELEVATION:** Ground
FACTOR: 1.57 **DATUM:**

SOIL DESCRIPTION: TOPSOIL, CLAY, SAND, PEAT, FILL, SILT, GRAVEL, ROCK

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
FILL	NON-ENGINEERED FILL: Slightly Gravelly SILT, trace clay, brown with white and orange specks, very stiff, dry, no plasticity.		0.0						
Kerikeri Volcanic Group	NATURAL: Slightly Clayey SILT, brown, very stiff, dry, no to low plasticity, occasional grey and dark grey weakly fused clast inclusions as silt.		0.2						
			0.4		220+	-	-		
			0.6						
	Gravelly SILT, minor clay, brownish grey and brown with orange mottles, very stiff to hard, dry to moist, no plasticity.		0.8		UTP	-	-		
	Slightly Clayey SILT, brownish grey with orange mottles, very stiff, moist, low plasticity.		1.0						
	Clayey SILT, brownish grey with orange mottles, very stiff, moist, low to moderate plasticity.		1.2	▼ 05/02/2025	144	16	9.0		
	Gravelly Clayey SILT, brownish grey with orange mottles, very stiff, moist, low plasticity.		1.4						
	1.6m: Becoming stiff.		1.6		63	9	7.0		
	1.8m: Becoming soft to firm (void - able to push shear vane through), saturated.		1.8	▽					
			2.0						
			2.2						
	EOH: 2.30m - Poor Recovery		2.4					2	
			2.6					3	
			2.8					16	
			3.0					20	
			3.2						
			3.4						
			3.6						
			3.8						

REMARKS
End of borehole @ 2.30m (Target Depth: 3.00m)
Groundwater encountered @ 1.80m during drilling. Standing groundwater @ 1.30m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP
CHECKED BY: ANA

▼ Standing groundwater level
▽ GW while drilling

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HAND AUGER : HA03

CLIENT: BD Properties 2024 Limited
PROJECT: New 2-Lot Subdivision
SITE LOCATION: 2 Ripi Street, Kaikohe

JOB NO.: 138318 **SHEET:** 1 OF 1
START DATE: 05/02/2025 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: 1994 **ELEVATION:** Ground
FACTOR: 1.41 **DATUM:**

SOIL DESCRIPTION: TOPSOIL, CLAY, SAND, PEAT, FILL, SILT, GRAVEL, ROCK

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
FILL	NON-ENGINEERED FILL: Slightly Clayey SILT, reddish brown with white specks, dry, very stiff, no plasticity, occasional weakly fused clast inclusions.		0.2						
Topsoil	BURIED TOPSOIL, brown, moist.	TS	0.4		197+	-	-		
Kerikeri Volcanic Group	NATURAL: Clayey SILT, dark brown, very stiff, moist, low plasticity, occasional weakly fused clast inclusions.		0.6						
			0.8		197+	-	-		
	1.0m: Becoming orange, grey and brown, wet.		1.0						
			1.2		138	25	5.5		
	1.4m: Becoming stiff, wet to saturated.		1.4						
			1.6	▼ 05/02/2025	85	25	3.4	0.2	
	EOH: 1.60m - Target Depth (Swap to DCP - Scala Penetrometer Test)		1.8					0.2	
								0.2	
			2.0					0.2	
								0.2	
			2.2					1	
								1	
			2.4					1	
								2	
			2.6					1	
								1	
			2.8					2	
								3	
			3.0					3	
								3	
			3.2					3	
								5	
			3.4					8	
								12	
			3.6					10	
								12	
			3.8					20	

REMARKS
End of borehole @ 1.60m (Target Depth: 3.00m)
Groundwater encountered @ 1.60m during drilling. Standing groundwater @ 1.60m.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM
CHECKED BY: ANA

▼ Standing groundwater level
▽ GW while drilling

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HAND AUGER : HA04

CLIENT: BD Properties 2024 Limited
PROJECT: New 2-Lot Subdivision
SITE LOCATION: 2 Ripi Street, Kaikohe

JOB NO.: 138318 **SHEET:** 1 OF 1
START DATE: 05/02/2025 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: DR4802 **ELEVATION:** Ground
FACTOR: 1.57 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
FILL	NON-ENGINEERED FILL: Slightly Clayey SILT, brown, very stiff, dry, no plasticity.		0.2	Groundwater Not Encountered					
Kerikeri Volcanic Group	NATURAL: Slightly Clayey SILT, brown, very stiff, dry, no to low plasticity.		0.4		220+	-	-		
			0.6						
	Gravelly SILT, minor clay, brownish grey and brown with orange mottles, very stiff to hard, dry to moist, no plasticity.		0.8		UTP	-	-	7	
	EOH: 0.80m - Too Hard To Auger		1.0					2	
			1.2					1.5	
			1.4					1.5	
			1.6					1	
			1.8					2	
			2.0					1	
			2.2					2	
			2.4					1	
			2.6					1	
			2.8					2	
			3.0					3	
			3.2					2	
			3.4					4	
			3.6					4	
			3.8					4	
								6	
								5	
								9	
								10	

REMARKS
End of borehole @ 0.80m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP
CHECKED BY: ANA

▼ Standing groundwater level
▽ GW while drilling

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EXISTING DWELLING - IN YARD PHOTOS

EXISTING DWELLING - IN YARD PHOTOS

DRAWING SCHEDULE	
LAYOUT NAME	SHEET
INDEX	01
SITE LOCALITY	02
PROJECT NOTES	03
SITE PLAN	04
SITE SETOUT PLAN	05
GROUND FLOOR PLAN	06
ELEVATIONS	07
PLUMBING PLAN	08
FOUNDATION PLAN	09
ELECTRICAL PLAN	10
SITE DETAILS	11
DETAILS	12

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
2 RIPI STREET, KAIKOHE

LOT : 2
DP : 134188

DRAWING TITLE
INDEX

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800
Date: 28/04/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**1**	WD1

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY

CONSULTANT SCHEDULE

SURVEYING
SHALL CONFIRM FINAL BUILDING POSITION & COMPLIANCE WITH HEIGHT IN RELATION TO BOUNDARY RESTRICTIONS PRIOR TO COMMENCEMENT OF ALL CONSTRUCTION
SURVEY PLAN : WILLIAMS AND KING
REF# 24529

GEOTECHINCAL REPORT -
PLANS TO BE READ IN CONJUNCTION WITH GEOTECH REPORT COMPILED BY. **WILTON JOUBERT. (REFERENCE: 138618)**.
GEOTECH REPORT SUMMARY: *SITE NOT CONSIDERED "GOOD GROUND" SHALLOW PILE FOUNDATIONS TO MEET GEOTECH REPORT*
PHONE: 09-5270196

STORMWATER REPORT -
PLANS TO BE READ IN CONJUNCTION WITH GEOTECH REPORT COMPILED BY. **WILTON JOUBERT. (REFERENCE: 138619)**.
EMAIL: patrick@wjl.co.nz
PHONE: 09-5270196

STRUCTURAL ENGINEERS REPORT
CONSENT DRAWINGS TO BE READ IN CONJUNCTION WITH ENG. DESIGN, CALCULATIONS, AND PRODUCER STATEMENT COMPILED BY. **WILTON JOUBERT.**
IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.
ENG. SCOPE OF WORK: *(MARKED *)*
- TIMBER FOUNDATIONS & SUBFLOOR BRACING
PHONE: 09-5270196

LEGAL DESCRIPTION / SITE DETAILS :

ADDRESS2 RIPI STREET, KAIKOHE
LEGAL DESCRIPTIONLOT :2 D.P.: 134188

SITE AREA : 441m2

SITE/PLANNING INFORMATION
- COUNCIL :FAR NORTH DISTRICT COUNCIL
- PLANNING ZONE RESIDENTIAL ZONE

ZONING RULES : - RESIDENTIAL ZONE **=**
(RELOCATED DWELLING - ***(P)***)

YARD FRONT	: 2.5m
YARD SIDE	: 1.2m
YARD REAR	: 1.2m
BUILDING HEIGHT	: 9.0m
HIRB	: 2.5m + 45°

DEVELOPMENT CONTROL -- OVERALL SITE

BUILDING COVERAGE 45% MAX = 198.45m^2
PROPOSED DWELLING :82.54m^2 (18.72%)

IMPERVIOUS SURFACE 60% MAX = 264.60m^2
PROPOSEDROOF AREA :104.36m^2
CONC AREA :88.11m^2
TOTAL :192.47m^2 (43.64%)

SITE LOCALITY
1:100

ISSUE : CONSENT	**PROJECT:** **PROPOSED RESIDENCE** For: **BD PROPERTIES 2024 LTD**	**SITE ADDRESS :** **2 RIPI STREET, KAIKOHE** **LOT : 2** **DP : 134188**	DRAWING TITLE **SITE LOCALITY**	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 28/04/2025 Job # **25-0424** / SHEET: **2** / PROJECT STATUS: WD1

STRAIGHTLINE ARCHITECTURAL

SITE NOTES :
WIND ZONE- ZONE : MEDIUM
EARTHQUAKE ZONE - ZONE : 1
DURABILITY ZONE - ZONE : B
SOIL TYPE - #Soil Type

COMPLIANCE REQUIREMENTES:
THE PROJECT CONTRACT AND ALL CONSTRUCTION SHALL COMPLY WITH:
- NZS 3604:2011
- THE FOLLOWING SECTIONS OF THE NEW ZEALAND BUILDING CODE:

B1/AS1	STRUCTURE
B2/AS1	DURABILITY
C1/AS1	FIRE SAFETY
D1/AS1	ACCESS ROUTES
E1/AS1	SURFACE WATER
F2/AS1	HAZARDOUS BUILDING MATERIALS
F5/AS1	CONSTRUCTION & DEMOLITION HAZARDS
F7/AS1	WARNING SYSTEMS
G1/AS1	PERSONAL HYGIENE
G2/AS1	LAUNDERING
G3/AS1	FOOD PREP & PREVENTION OF CONTAMINATION
G9/AS1	ELECTRICITY
G13/AS1	FOUL WATER

ABBREVIATIONS

B# = BEAM (SED)
CGL - CLEARED GROUND LEVEL
COS = CONFIRM ON SITE / CHECK ON SITE
DF = DIRECT FIXED
F# = FRAME CODE FOR STUD CENTERS
FCL = FINISHED CEILING LEVELS
FFL = FINISHED FLOOR LEVEL
HAR = HARD AS ROCKS
JST = JOIST
R# = RAFTER
SA = SMOKE ALARM
CF = CAVITY FIXED
CONC = CONCRETE
DBL = DOUBLE
DIT = DESIGNIT STRUCTURAL MEMBER
FB# = FLITCH BEAM (SED)
FDL = FINISHED DECK LEVEL
FGL = FINISHED GROUND LEVEL
JH = JAMES HARDIE
THR = THERMAKRAFT
RB# = RIDGE BEAM
SED = SPECIFIC ENGINEERING DESIGN

COMPLIENCE REQUIREMENTS :
PLAN DRAWINGS PREPARED WITH THE EXPECTATION THAT THE BUILDING CONTRACTOR HAS A THOROUGH UNDERSTANDING OF THE NZ BUILDING CODE AND NZS 3604: 2011. ALL CONTRACTORS OR AUTHORISED PERSONS, WORKING ON BEHALF OF THE OWNER AND/OR BUILDER, SHALL ENSURE THAT ALL WORKS COMPLY WITH THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY AND THE NZ BUILDING CODE AND NZS 3604: 2011.

ANY WORK UNDERTAKEN OUTSIDE THESE REQUIREMENTS, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGNER, ENGINEER AND/OR THE TERRITORIAL AUTHORITY, HEREBY INDEMNIFIES THE DESIGNER AGAINST ANY CLAIMS ARISING FROM, AND IN RELATION TO, THE SAID WORK.

GENERAL NOTES:
ANY DISCREPANCIES TO BE DISCUSSED WITH DESIGNER PRIOR TO PROCEEDING ALL CHANGES / ADJUSTMENTS / MODIFICATIONS TO THE CONSENTED PLANS TO BE DISCUSSED WITH THE DESIGNER AND WRITTEN CONFIRMATION PROVIDED BY THE DESIGNER PRIOR TO PROCEEDING WORKS. (THIS INCLUDES ANY REQUESTS BY THE BUILDING INSPECTORS). NO LIABILITY SHALL BE HELD BY THE DESIGNER FOR ANY VARIATION TO THE CONSENTED DOCUMENTS.

THE LIABILITY IS ON THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORKS.

A WARRANTY IS REQUIRED FROM THE CONTRACTOR FOR A MINIMUM PERIOD OF 2 YEARS, COVERING THE WEATHERTIGHTNESS OF THE COMPLETE BUILDING ENVELOPE AND THE WATERTIGHTNESS OF ALL LIQUID SUPPLY AND DISPOSAL SYSTEMS AND FITTINGS. THIS GENERAL WARRANTY IS IN ADDITION TO ANY SPECIFIC WARRANTIES REQUIRED.

IN COMPLIANCE WITH S87 OF THE BUILDING ACT, THE NAMES OF LBPs WHO WILL BE CARRYING OUT RESTRICTED BUILDING WORK MUST BE PROVIDED TO THE BCA BEFORE THAT WORK COMMENCES.

ONSITE AMENDMENTS TO PROJECT:
ALL PLAN VARIATIONS OR PRODUCT CHANGES/ SYSTEMS/ AS BUILT DOCUMENTATION SHALL BE SUPPLIED TO THE MAIN CONTRACTOR AND BUILDING CONSENT AUTHORITY BEFORE A CODE OF COMPLIANCE CERTIFICATE CAN BE ISSUED.

OWNER BUILDING MAINTENANCE
REGULAR ONGOING MAINTENANCE SHALL BE CARRIED OUT BY OWNER TO ACHIEVE REQUIRED DURABILITY OF ALL MATERIALS, COMPONENTS AND JUNCTIONS.
REFER TO SPECIFIC MANUFACTURERS LITERATURE FOR ALL MAINTENANCE SCHEDULES AND PROCEDURES.

REGULAR MAINTENANCE INCLUDES:
INSPECTION OF /WASHING EXTERIOR SURFACES / JUNCTIONS.
NO HIGH PRESSURE WATER SHALL BE DIRECTED AT ANY SENSITIVE JUNCTIONS. REPAIR OR REPLACEMENT OF ITEMS TO MAINTAIN WEATHER TIGHTNESS OF BUILDING ENVELOPE.
GUTTER SYSTEMS INSPECTED AND CLEANED OUT MONTHLY TO AVOID BLOCKING GUTTER SYSTEM. FLASHINGS, CLADDINGS AND ROOF SYSTEMS INSPECTED EVERY QUARTER FOR SIGNS OF DETERIORATION. REPAIR ALL FAULTS WITHOUT DELAY AS SOON AS DISCOVERED.

CONSTRUCTION & DEMOLITION HAZARDS
PERFORMANCE F5.3.1 SUITABLE CONSTRUCTION METHODS SHALL BE USED TO AVOID THE LIKELIHOOD OF TOOLS OR MATERIALS FALLING ONTO PLACES WHERE PEOPLE MIGHT BE PRESENT.
F5.3.2 WHERE CONSTRUCTION OR DEMOLITION WORK PRESENTS A HAZARD IN PLACES TO WHICH THE PUBLIC HAS ACCESS, BARRIERS SHALL BE PROVIDED AND SHALL:

(A) BE OF APPROPRIATE HEIGHT AND CONSTRUCTION TO PREVENT SITE HAZARDS FROM HARMING TRAFFIC OR PASSERSBY,
(B) BE DIFFICULT TO CLIMB,
(C) HAVE NO OPENINGS OTHER THAN THOSE APPROVED BY THE TERRITORIAL AUTHORITY FOR ACCESS AND VIEWING, (D) HAVE NO GATES OR DOORS WHICH PROJECT BEYOND THE SITE WHEN OPENED, LIMITS ON APPLICATION FIRST SCHEDULE
(E) CONTAIN NO PROJECTION THAT WOULD BE A HAZARD TO TRAFFIC OR PEOPLE, AND (F) BE CLEARLY MARKED WHERE THE BARRIER ITSELF MAY OTHERWISE PRESENT A HAZARD TO TRAFFIC OR PASSERSBY. F5.3.3 WHERE A CONSTRUCTION OR DEMOLITION SITE CONTAINS ANY HAZARD WHICH MIGHT BE EXPECTED TO ATTRACT THE UNAUTHORISED ENTRY OF CHILDREN, THE HAZARD SHALL BE ENCLOSED TO RESTRICT ACCESS BY CHILDREN.

F5.3.4 SUITABLE BARRIERS SHALL BE CONSTRUCTED TO PROVIDE A SAFE ROUTE FOR PEOPLE WHERE LIFTING EQUIPMENT CREATES A RISK OF ACCIDENT FROM OBJECTS FALLING ON A PLACE OF PUBLIC ACCESS, OR WHERE A SIMILAR RISK RESULTS FROM THE HEIGHT AT WHICH CONSTRUCTION OR DEMOLITION WORK IS BEING CARRIED OUT.

POWER / TELECOM / WATER SERVICES
ALL PLUMBING /DRAINAGE SHALL BE IN ACCORDANCE WITH NZBC G13 /AS1/AS2 FOUL WATER G12.3.5 SANITARY FIXTURES AND SANITARY APPLIANCES MUST BE PROVIDED WITH HOT WATER WHEN INTENDED TO BE USED FOR: (a) UTENSIL WASHING; AND (b) PERSONAL WASHING, SHOWERING OR BATHING

ALL PLUMBING /DRAINAGE SHALL BE IN ACCORDANCE WITH RELEVATE BUILDING CODE, REFER PLANS

EXISTING SERVICES SHALL BE LOCATED AND IDENTIFIED AT PROPOSED CONNECTION POINTS BEFORE COMMENCING CONSTRUCTION.

CONTRACTOR SHALL LIAISE WITH AND ATTEND WHERE NECESSARY NETWORK UTILITY OPERATORS & COUNCIL AUTHORITIES FOR INSTALLATION OF SERVICES.

CONNECTIONS AND DRAINAGE SHALL BE COMPLETED IN ACCORDANCE WITH RELEVANT NZ CODES AND TERRITORIAL AUTHORITY REQUIREMENTS.

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING EXCAVATION TO AVOID DISRUPTION TO EXISTING SERVICES AND REINSTATEMENT TO THEIR ORIGINAL CONDITION

TIMBER
ALL TIMBER FRAMING SHALL COMPLY WITH NZS3604:2011
ALL STRUCTURAL TIMBER FRAMING SHALL BE SG8 UNLESS OTHERWISE SPECIFIED.
TIMBER TREATMENT SHALL COMPLY WITH NZBC B2/AS1 REFER TO DRAWINGS / SPECIFICATIONS AS TREATMENT VARIES ACCORDING TO LOCATION & DETAIL
GENERALLY:

ALL INTERNAL ENCLOSED FRAMING	H1.2
ALL EXTERNAL EXPOSED FRAMING	H3.2
ALL TIMBER IN CONTACT WITH GROUND	H5

INSTALL DPC UNDER ALL BOTTOM PLATES IN CONTACT WITH CONCRETE.

SHOWER GLASS/ DOORS:
SHOWER GLASS & DOORS SHALL BE INSTALLED WITH TOUGHENED SAFETY GLASS IN ACCORDANCE WITH NZS 4223: PART 3:1999

G3/AS1 INTERIOR FINISHES:
WALL LININGS ADJACENT TO APPLIANCES SHALL COMPLY WITH G3/AS1 CLAUSE 1.6. HYGIENIC SURFACE FINISHES.

WATERPROOFING SERVICE ROOM WALL FINISHES SHALL BE:
BATHROOM / ENSUITE/ WET AREAS:
- 3 COATS ACRYLIC SEALER PLUS 2 COATS SEMI ENAMEL

KITCHEN & LAUNDRY:
- 2 COATS ACRYLIC SEALER PLUS 2 COATS LOW SHEEN

D1/AS1ACCESS ROUTES:
ALL SURFACES TO THE DWELLING MAIN ENTRY DOOR SHALL COMPLY WITH AS.NZS 3661.1AND MEET A CO-EFFICIENT OF FRICTION OF NO LESS THAN 0.4 OR MATERIALS LISTED IN TABLE 2 AS ACCEPTABLE WET SLIP.

DURABILITY NOTES :
(1) FOR DEFINITIONS OF "CLOSED", "SHELTERED", AND "EXPOSED" SEE TABLE 4.1 AND FIGURE 4.3(A) AND (B)
(2) STAINLESS STEEL NAILS SHALL BE MINIMUM TYPE 304 AND SHALL HAVE ANNULAR GROOVES TO PROVIDE SIMILAR WITHDRAWAL RESISTANCE TO HOT-DIPPED GALVANIZED NAILS.
(3) PROTECTION OF GALVANIZED STEEL NAILS SHALL CONSIST OF PUTTY AND AN EXTERIOR PAINTING SYSTEM CONSISTING OF A PRIMER UNDERCOAT AND 2 TOP COATS OF OIL-BASED OR ACRYLIC PAINT.
(4) WHERE THE CLADDING IS A CORROSIVE TIMBER, SUCH AS WESTERN RED CEDAR OR REDWOOD, OR IS TREATED WITH COPPER-BASED ACQ OR CUAZ PRESERVATIVES, USE STAINLESS STEEL(2) OR SILICON BRONZE.
(5) STEEL FIXINGS IN TIMBER TREATED WITH COPPER-BASED PRESERVATIVES SHALL BE AS PER 4.4.4
(6) IRRESPECTIVE OF THE ABOVE, NAILS & SCREWS SHALL BE COMPATIBLE WITH ANY FIXING PLATE THAT IS USED WITH THEM.
(7) NAILS AND SCREWS AND OTHER FIXINGS INTO PILES WITHIN 600MM OF THE GROUND SHALL BE STAINLES STEEL
(8) GALVANIZED NAILS SHALL BE HOT-DIPPED GALVANIZED TO A MINIMUM OF 320G/M²; GALVANIZED SCREWS SHALL BE MECHANICALLY ZINC PLATED IN ACCORDANCE WITH AS 3566:PART 2, CLASS 4
(9) TYPE 304 STAINLESS STEEL IS SUFFICIENT TO COMPLY WITH NZBC REQUIREMENTS, BUT MAY HAVE SURFACE RUST. TYPE 316 MAY BE USED WHERE APPEARANCE IS A CONSIDERATION BUT EXCEEDS THE REQUIREMENTS OF THE NZBC

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
2 RIPI STREET, KAIKOHE
LOT : 2
DP : 134188

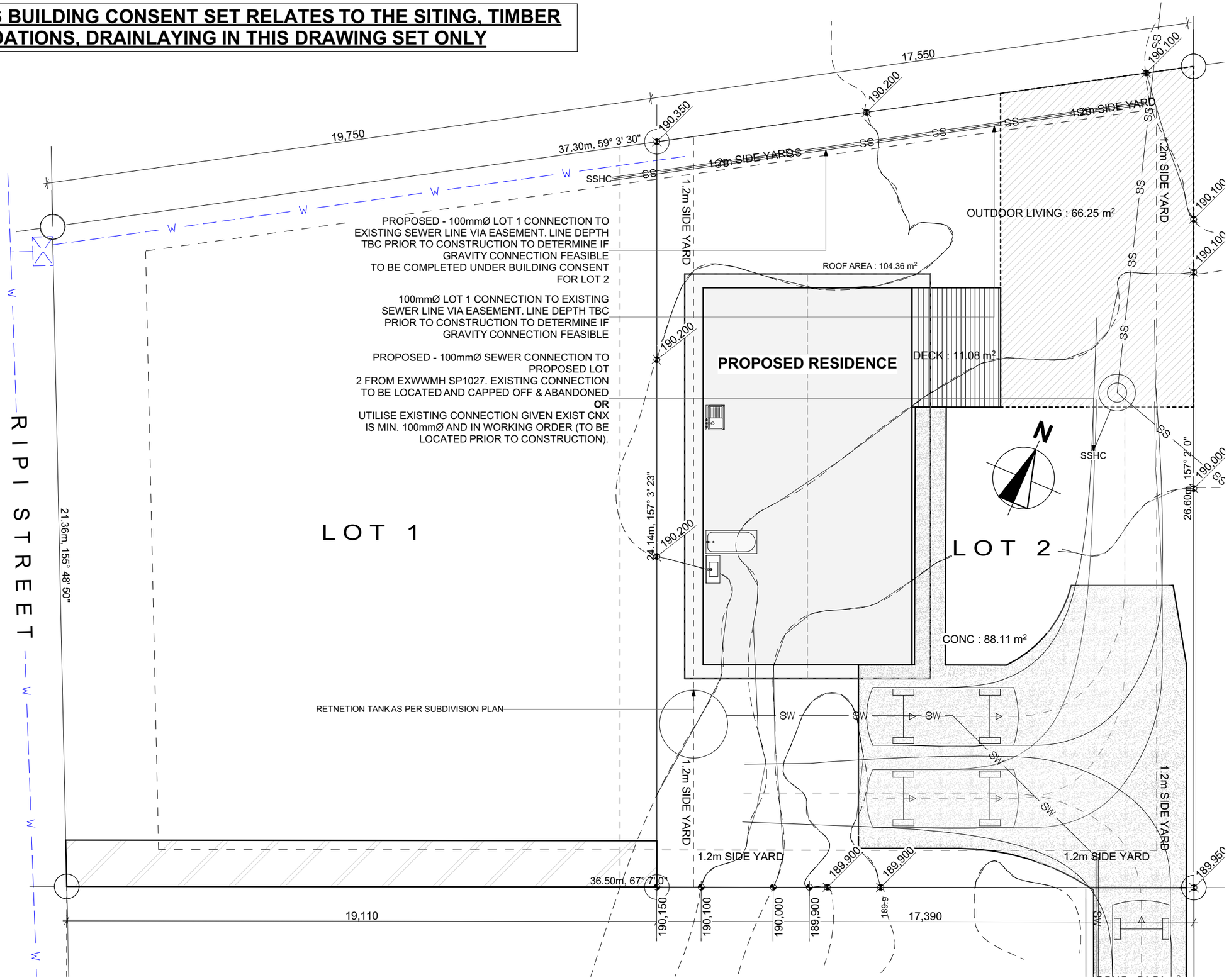
DRAWING TITLE
PROJECT NOTES

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800
Date: 28/04/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**3**	WD1

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY



SITE PLAN
1:125

-

LEGAL DESCRIPTION
LOT 2
DP 134188
Site Area 441m²

SITE PLAN LEGEND

10.5	CONTOUR
±0	BUILDING SET OUT DATUM
SW	100Ø COUNCIL SW DRAIN
	100Ø COUNCIL SS DRAIN
SW	PRIVATE SW DRAIN
	PRIVATE SS DRAIN
	LETTERBOX
	CATCHPIT TYPE 1 SUMP
LL	LID LEVEL
IL	INVERT LEVEL
SWHC	STORMWATER HOUSE CONNECTION
SSHC	SANITARY SEWER HOUSE CONNECTION

CONSTRUCTION NOTES:
- ALL PLANS SHALL BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS

CONTRACTOR TO CARRY THE FOLLOWING:
- SITE BOUNDARYS, INCLUDING ALL BOUNDARY PEGS
- LOCATION OF ALL SERVICES, CONNECTION POINTS / INVERT LEVELS OF CONNECTIONS, EXISTING DRAINS, MANHOLES, ETC
- CONFIRM PLUMBING AND DRAINAGE LAYOUT
- ALL RUBBISH, NOXIOUS AND ORGANIC MATTER SHALL BE REMOVED FROM THE AREA COVERED BY THE BUILDING
- BUILDING POSITION ON SITE, CONFIRM COUNCIL PLANNING REGULATIONS COMPLIANCE (INCLUDING BUILDING COVENANTS)

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
2 RIPI STREET, KAIKOHE
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DRAWING TITLE
SITE PLAN

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 28/04/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**4**	WD1

STRAIGHTLINE ARCHITECTURAL

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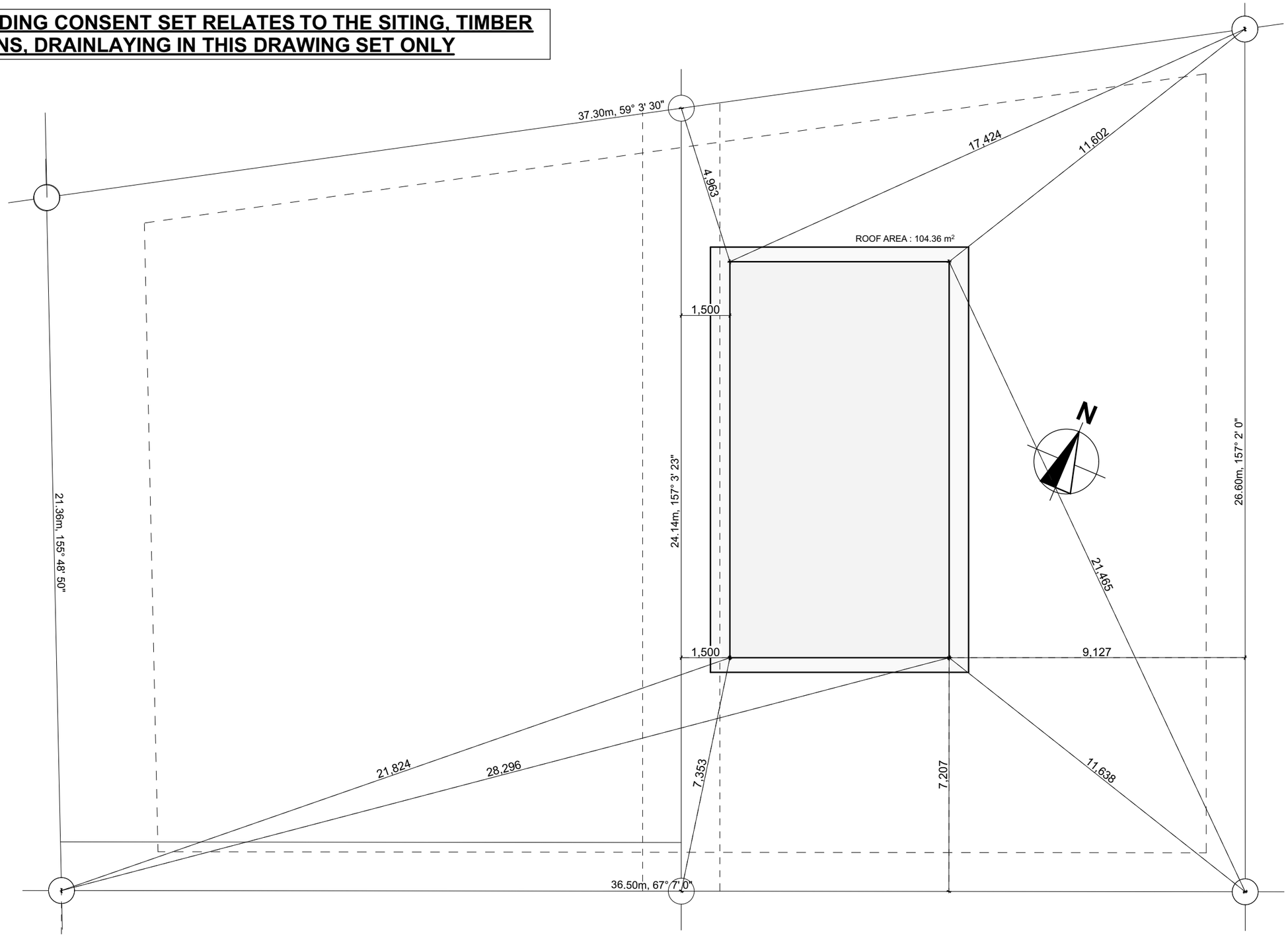
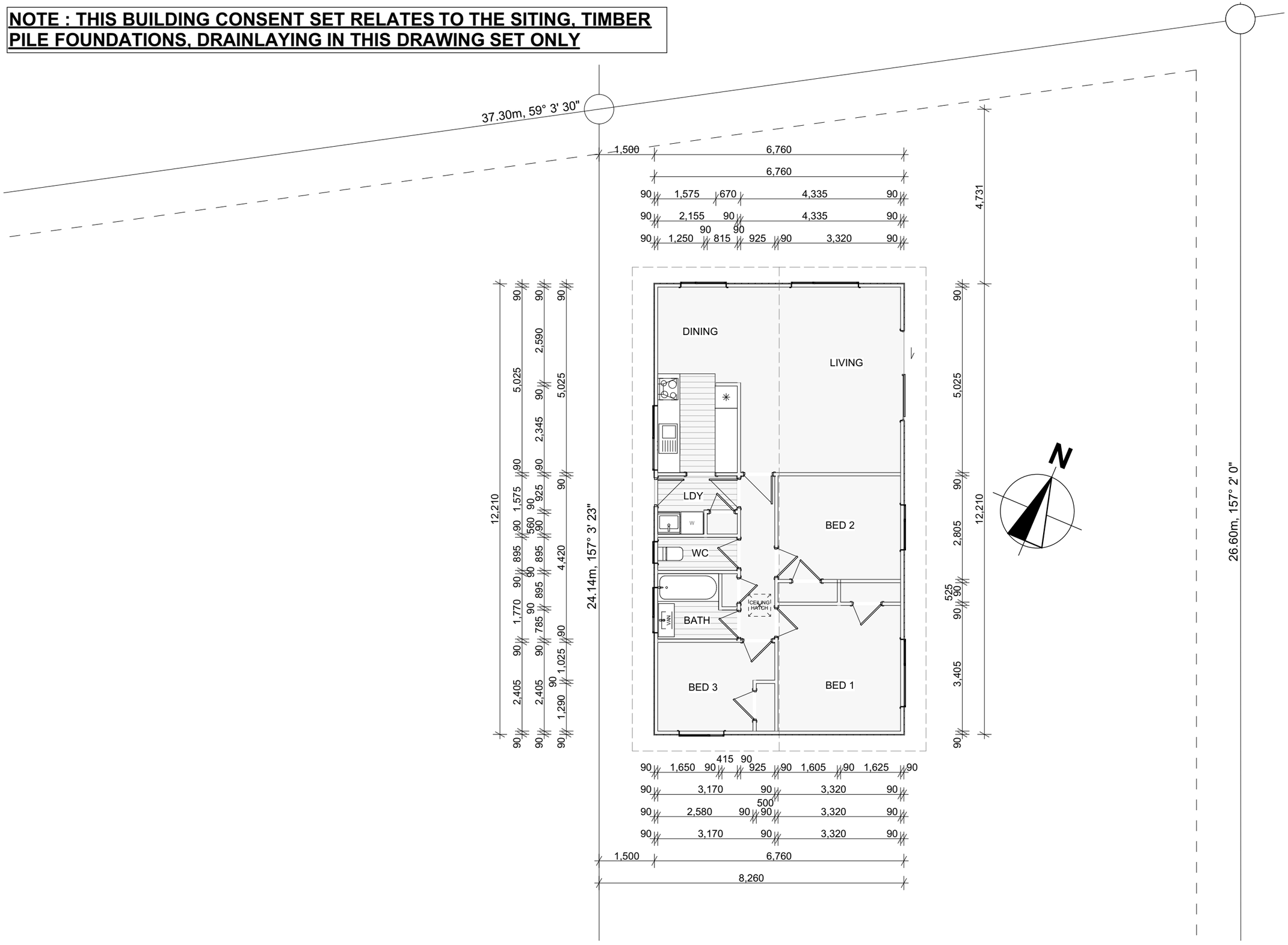


SITE SET-OUT
1:125

-

ISSUE : CONSENT	**PROJECT:** **PROPOSED RESIDENCE** For: **BD PROPERTIES 2024 LTD**	**SITE ADDRESS :** **2 RIPI STREET, KAIKOHE** **LOT : 2** **DP : 134188**	DRAWING TITLE **SITE SETOUT PLAN**	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 28/04/2025 Job # **25-0424** / SHEET: **5** / PROJECT STATUS: WD1	STRAIGHTLINE ARCHITECTURAL	

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY



NOTES

F.F.L. = ????m

FLOOR AREA OA FRAME : 82.54 m²

CEILING HEIGHT = 2.32m
WINDOW/DOOR HEIGHTS = 2.17m
INTERNAL DOOR HEIGHT = 2.0m

JOINERY:
- ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.
- ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

LINING NOTES KITCHEN & BATHROOMS:
ALL WET AREA FLOOR AND WALL LININGS TO COMPLY WITH, E3/AS1 (INTERNAL MOISTURE) SECTION 3.1.1 & 3.1.

MECHNICAL VENTILATED ROOMS:
MECHANICAL VENTILATED ROOMS IN ACCORDANCE WITH NZBC G4, BY USE OF EXTRACTION FAN DUCTED TO EXTERIOR TO THE FOLLOWING ROOMS: (SEE ELECTRICAL PLAN FOR FAN REQUIREMENTS)

SLIP RESISTANCE
ALL WET AREAS & ACCESS ROUTES TO HAVE SLIP RESISTANT FLOORING, IN ACCORDANCE WITH NZBC D1/AS1 CLAUSE 2.0 A SLIP RESISTANT FLOORING IS DEFINED AS HAVING A SURFACE THAT HAS A CO-EFFICIENT OF FRICTION (COF) READING GREATER THAN 0.4 OR A SLIP RESISTANT VALUE (SRV) OF 39 OR GREATER.

01
-

GROUND FLOOR PLAN
1:100

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

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2 RIPI STREET, KAIKOHE
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DRAWING TITLE
GROUND FLOOR PLAN

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
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Date: 28/04/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**6**	WD1

STRAIGHTLINE ARCHITECTURAL

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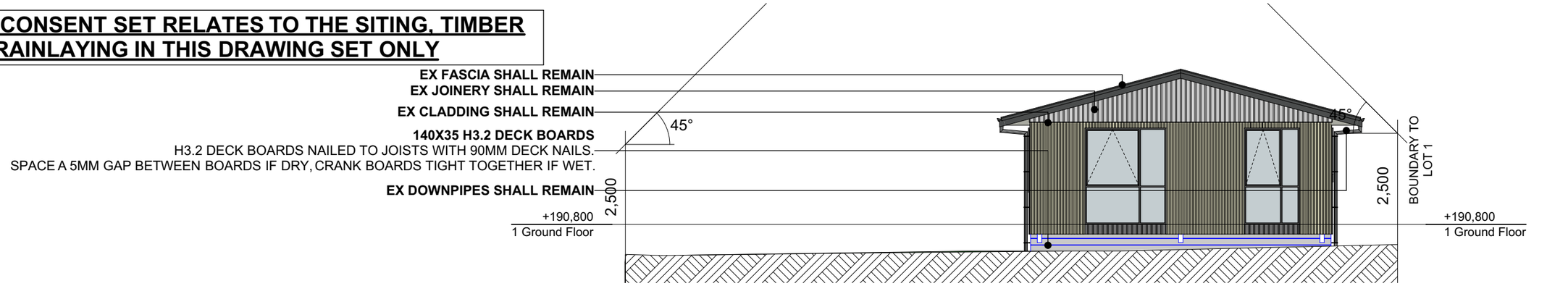

01
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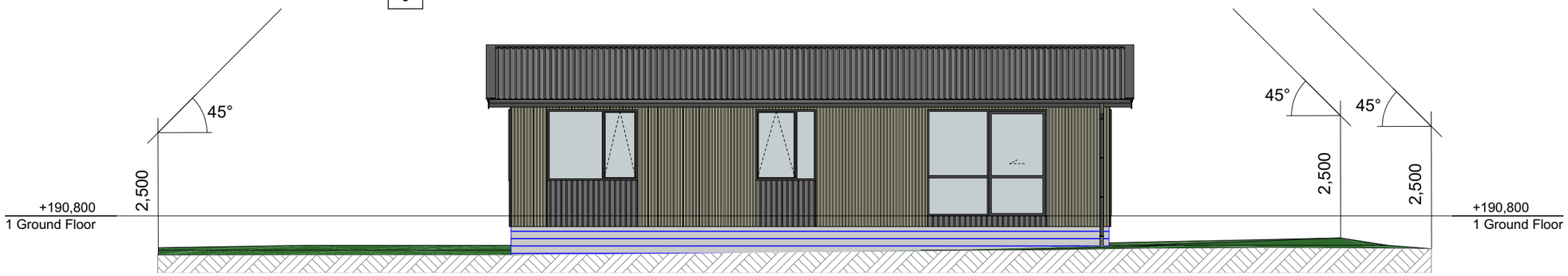
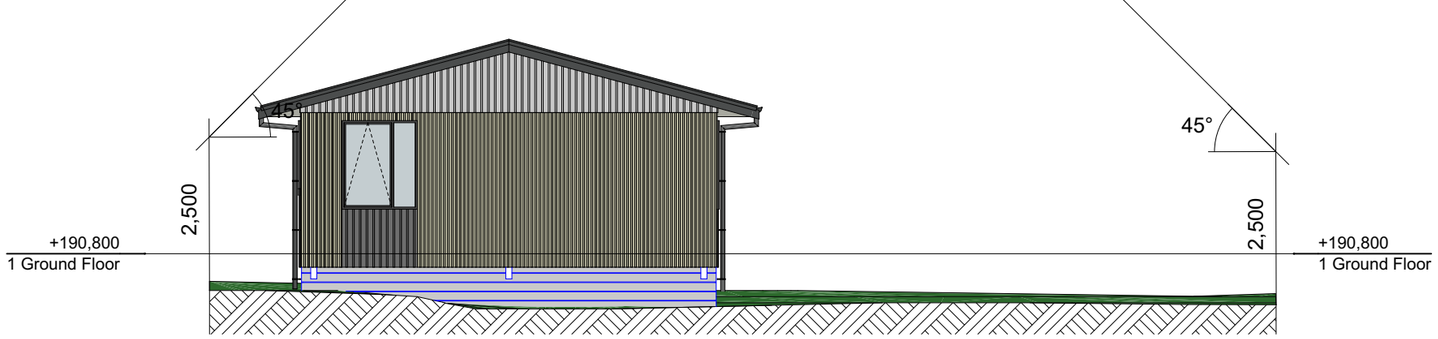
ELEVATION 01
1:100



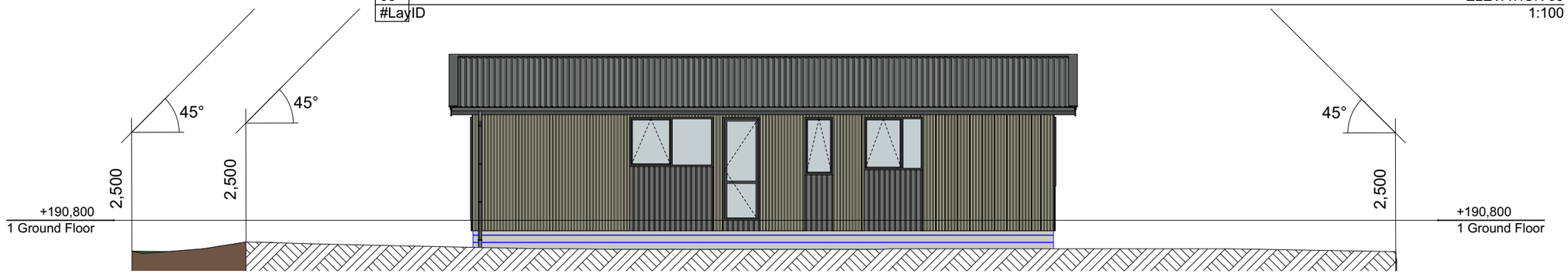
02
#LayID

ELEVATION 02
1:100



03
#LayID

ELEVATION 03
1:100



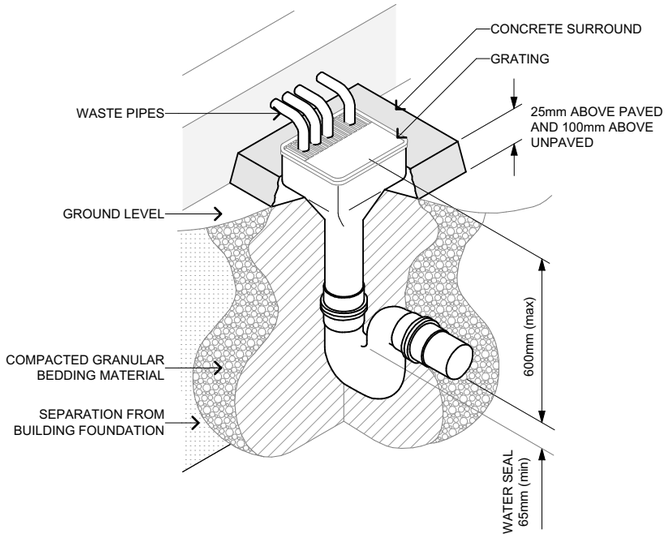
04
#LayID

ELEVATION 04
1:100

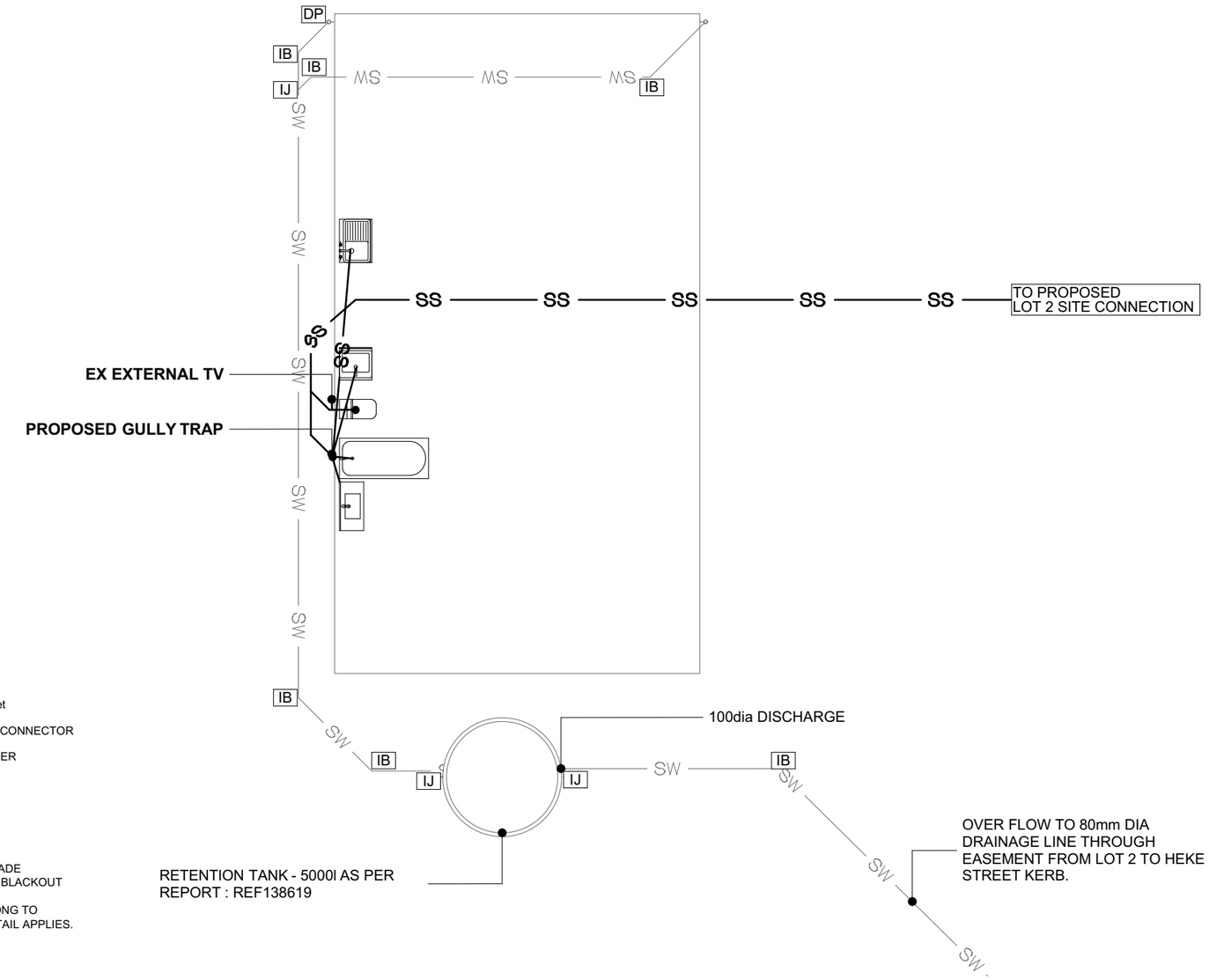
ISSUE : CONSENT	**PROJECT:** **PROPOSED RESIDENCE** For: **BD PROPERTIES 2024 LTD**	**SITE ADDRESS :** **2 RIPI STREET, KAIKOHE** **LOT : 2** **DP : 134188**	DRAWING TITLE **ELEVATIONS**	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 28/04/2025 Job # **25-0424** / SHEET: **7** / PROJECT STATUS: WD1

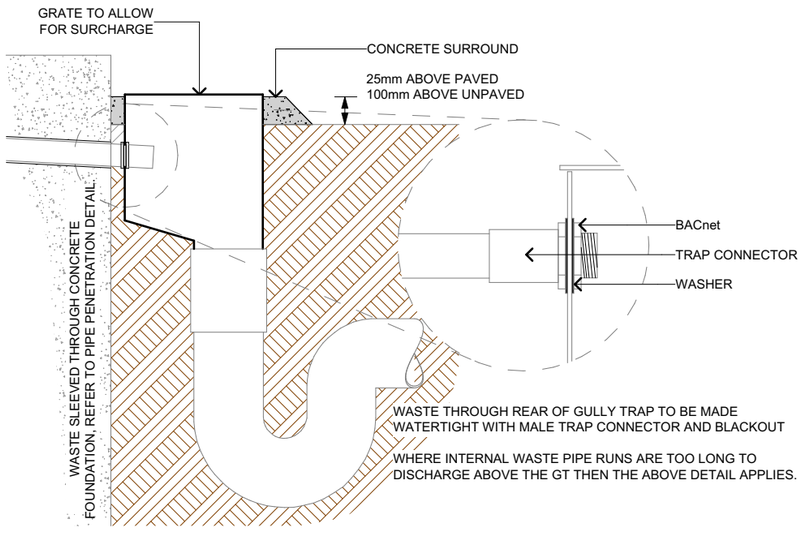
STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY



P03 - GULLY TRAP DETAIL 1:50





P03 - GULLY TRAP DETAIL 1:50

01 - PLUMBING PLAN 1:100

ABBREVIATIONS KEY

AAV	AIR ADMITTANCE VALVE
CP	CESSPIT
DP	DOWNPIPE
HWC	HOT WATER CYLINDER
IB	INSPECTION BEND
IJ	INSPECTION JUNCTION
ORG	OVERFLOW RELIEF GULLY
RE	RODDING EYE
TV	TERMINAL VENT

PLUMBING NOTES:

NEW ZEALAND QUALIFIED PLUMBER TO CONFIRM
ALL PLUMBING AND DRAINAGE LAYOUT

PLUMBING AND DRAINAGE INDICATIVE ONLY,AND DESIGNED TO AS/NZS 3500, PLUMBER AND DRAINLAYER TO RECONFIRM ON SITE AND TO SUPPLY AS-BUILT PLANS AT COMPLETION OF PROJECT FOR CCC APPLICATION

CONSTRUCTION MANAGER TO CO-ORDINATE ALL DRAINAGE WITH FOUNDATION SETOUT AND CONSTRUCTION

MAINTENANCE FILTERS, SAND TRAP TO BE CHECKED EVERY MONTH

BPD - BACKFLOW PREVENTION DEVICE (REFLUX VALVE 588.100 AND RISERS TO 150MM BELOW ACCESS LID) INSTALLED WITHIN PRIVATE PROPERTY BOUNDARY , HOUSED IN A STANDARD ACUFLO SERVICE BOX WITH RED TOP/LID

HARDSTAND AREAS:

ALL HARDSTAND AREAS (PATIOS, DRIVEWAYS ETC) TO BE SLOPED TO FALL AWAY FROM THE BUILDING AND TO HAVE A EVEN FALL TO SUMPS / STRIPDRAINS

WATER SUPPLY PIPES:

POLYBUTYLENE WATER SUPPLY PIPES. HOT WATER SUPPLY PIPES SHALL BE THERMALLY INSULATED TO COMPLY WITH H1/AS1 5.0

Ø10mm WATER PIPE = MAX. LENGHT 25m
Ø15mm WATER PIPE = MAX. LENGHT 12m
Ø20mm WATER PIPE = MAX. LENGHT 7m

ISLAND BENCH WATER SUPPLY PIPES:

WATER SUPPLY PIPES TO BE DUCTED TO ISLAND BENCH FROM CLOSEST WALL, VIA. MIN 65mm DIA. uPVC DUCT PIPE TO ISLAND TO ACHIVE 50 YEAR LIFE DURABILITY. DUCTING TO ALLOW ALLOW FOR POLYBUTYLENE WATER SUPPLY PIPE TO BE REPLACED IN CASE OF ANY DAMAGE. PLUMBER TO SET UP DUCTING SO ANY WATER PIPE FAILURE CAN BE RECOGNISED

HWC SAFE TRAYS

PERFORMANCE E3.3.2: STATES THAT; FREE WATER FROM ACCIDENTAL OVERFLOW FROM SANITARY FIXTURES OR SANITARY APPLIANCES MUST BE DISPOSED OF IN A WAY THAT AVOIDS LOSS OF AMENITY OR DAMAGE TO HOUSEHOLD UNITS OR OTHER PROPERTY. AN ACCEPTABLE METHOD OF PREVENTING WATER DAMAGE IS TO LOCATE A SAFE TRAY BELOW THE WATER TANK (SEE FIGURE 4). THE SAFE TRAY SHALL INCORPORATE A DRAIN WITH A MINIMUM DIAMETER OF 40 MM. WHERE THE TANK OVERFLOW DISCHARGES INTO THE SAFE TRAY, THE DIAMETER OF THE SAFE TRAY DRAIN SHALL BE GREATER THAN THE OVERFLOW PIPE FROM THE TANK AND COMPLY WITH PARAGRAPH 5.2.2 *[REFERENCE G12 : 5.2.3 SAFE TRAYS]*

ISSUE : CONSENT

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For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
2 RIPI STREET, KAIKOHE
LOT : 2
DP : 134188

DRAWING TITLE
PLUMBING PLAN

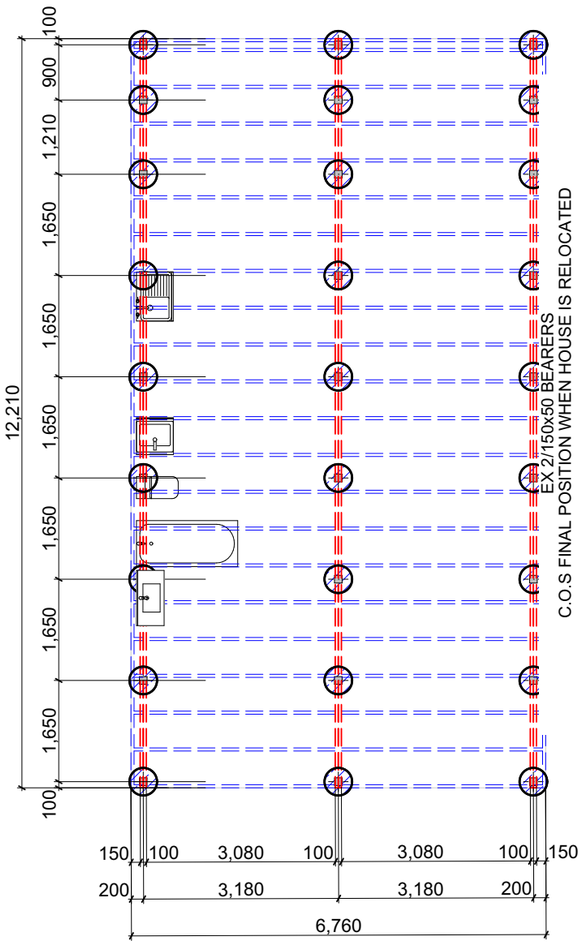
Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 28/04/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**8**	WD1

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY



VENTILATION OPENING AREA REQUIRED
TO PREVENT SUBFLOOR DAMPNESS, PROVIDE SUBFLOOR VENTILATION OPENINGS OVER THE WHOLE SUBFLOOR AREA. VENTILATION OPENINGS SHALL BE NOT LESS THAN 3500MM² PER M² OF THE FLOOR AREA AND DISTRIBUTED AROUND THE
FOUNDATION PERIMETER OR BASEBOARDS WITH MIN. 20MM CONTINUOUS AIR GAPS.
ACCESS TO SUBFLOOR
ACCESS SHALL BE PROVIDED TO PERMIT VISUAL INSPECTION OF ALL SUBFLOOR FRAMING MEMBERS. A CRAWL SPACE FOR THIS PURPOSE SHALL BE NOT LESS THAN 450MM HIGH TO THE UNDERSIDE OF THE FLOOR JOISTS. A CLEAR HORIZONTAL SEPARATION OF NOT LESS THAN 450MM SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF ANY WALL CLADDING AND THE ADJACENT GROUND. (REFER TO NZS 3604:2011, FIGURE 6.21) 2.2)

FLOOR FRAMING:
EX JOISTS - 150x45 @ 450crS
EXISTING SPAN 3.15m

EX BEARERS - 2/150x45
CONTRACTOR IS REQUIRED TO CONFIRM FINAL PLACEMENT ON-SITE

PILES - H5 SG8 125SQ @ 1650mm C/C

OP

ORDINARY PILE : 125SQ H5 TAN PILES SET IN 400Ø X ENG TO CONFIRM DEEP CONCRETE FOOTING

AP

ANCHOR PILE : 125SQ H5 TAN PILES SET IN 400Ø X ENG TO CONFIRM DEEP CONCRETE FOOTING 12KN PILE TO BEARER FIXING

ALL CONCRETE STRENGTH SHALL BE MIN 20MPA

NOTE:
- DURABILITY ZONE: SEA SPRAY ZONE
- ALL FIXINGS IN SEASPRAY ZONE SHALL BE:SHELTERED AND EXPOSED ENVIRONMENTS=TYPE 304 STAINLESS STEEL CLOSED ENVIRONMENT= STANDARD ZINC COATED STEEL

- DURABILITY ZONE: OUTSIDE SEASPRAY ZONE
- ALL FIXINGS OUTSIDE SEASPRAY ZONE SHALL BE:CLOSED ENVIRONMENT= STANDARD ZINC COATED STEEL
  MORE THAN 600MM ABOVE FGL = HOT DIPPED GALVANISED STEEL
  POST CONNECTIONS TO FOOTINGS AND BEAMS = HOT DIPPED GALVANISED STEEL LESS THAN 600MM ABOVE FGL =TYPE 304 STAINLESS STEEL.
  STRUCTURAL FIXINGS FOR DECKS =TYPE 304 STAINLESS STEEL.

IMPORTANT NOTE
GEOTECHNICAL ENGINEER TO INSPECT HOLES ONCE DRILLED & PRIOR TO CONCRETING.

IMPORTANT NOTE

CONTRACTORS TO CHECK ALL TIMBERS AND CONFIRM IN ACCEPTABLE CONDITION. ANY TIMBERS NOT UP TO STANDARD MUST BE REPLACED OR FLITCHED WITH THE CORRESPONDING SG8 TIMBER SIZE

BRACING OF DECKS (LESS THAN 2M FROM BUILDING)
DECKS WITH STRINGERS AND/OR JOISTS BOLTED TO THE BUILDING ON ONE OR MORE SIDES AND WHICH PROJECT NO MORE THAN 2M FROM THE BUILDING, DO NOT REQUIRE SUBFLOOR BRACING

GENERAL NOTES: SITE PREPARATION
BEFORE A BUILDING IS ERECTED ON ANY SITE, ALL RUBBISH, NOXIOUS AND ORGANIC MATTER SHALL BE REMOVED FROM THE AREA TO BE COVERED BY THE BUILDING
FOUNDATIONS
GROUND BEARING MUST BE CONFIRMED ON SITE PRIOR TO POURING IF ANY CONCRETE.
DURABILITY OF FIXTURES
TREATED TIMBER PILE CONNECTORS WITHIN 600MM OF THE GROUND TO BE TYPE 304 STAINLESS STEEL. ALL STRUCTURAL FIXINGS TO H3.2 OR ABOVE TREATMENT TO BE STAINLESS STEEL 304.
MINIMUM GROUND CLEARANCE
TIMBER SUBFLOOR
A) MINIMUM CLEARANCE OF 450MM FROM UNDERSIDE OF JOISTS TO FINISHED GROUND LEVEL.
B) MINIMUM CLEARANCE OF 550MM FROM PARTICLEBOARD FLOOR TO FINISHED GROUND LEVEL
BOLTS AND COACH SCREWS
IN BOLTED JOINTS, WASHERS SHALL BE PROVIDED AT EACH TIMBER SURFACE UNDER THE BOLT OR COACH SCREW HEAD AND AT THE NUT. FOR M12 THE WASHERS SHALL BE NOT LESS 50X50X3MM IF SQUARE OR NOT LESS THAN 55MM DIA. X 3MM IF ROUND. FOR LESS 50X50X4MM IF SQUARE OR NOT LESS THAN 55MM DIA. X M16 BOLTS THE WASHERS SHALL BE NOT 4MM IF ROUND
WIRE DOGS
WIRE DOGS SHALL BE OF STEEL OF AT LEAST 4.9MM DIAMETER AND SHALL PENETRATE 30MM MIN. INTO EACH PIECE OF TIMBER. (NZS 3604:2011, FIGURE 2.2)

- DO NOT SCALE FROM DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND ALL OTHER RELATED DOCUMENTS.

- MAINS POWER AND WATER SUPPLY TO PENETRATE FLOOR WHERE NO BRACING ELEMENTS ARE TO BE INSTALLED ABOVE. REFER TO BRACING PLAN FOR BRACE LOCATIONS.

- DPM SHALL BE IN ACCORDANCE WITH NZS3604 (POLYETHYLENE SHEET, MIN. 0.25MM). DO NOT USE MULTIPLE LAYERS. ALL PENETRATIONS THROUGH THE DPM SHALL BE SEALED.

01
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FOUNDATION PLAN
1:100

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
2 RIPI STREET, KAIKOHE
LOT : 2
DP : 134188

DRAWING TITLE
FOUNDATION PLAN

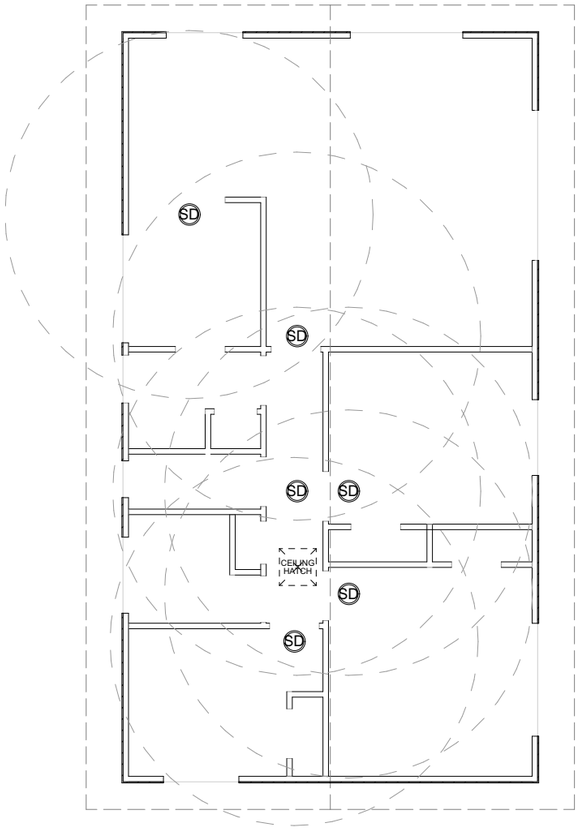
Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 28/04/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**9**	WD1

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY



KEY

SMOKE DETECTORS: (SD)

MECHANICAL VENTILATION: (V)

SMOKE DETECTORS - INTERCONNECTED
AN AUTOMATIC SMOKE DETECTION WITH HUSH BUTTON ALARM SYSTEM IS REQUIRED IN EACH BEDROOM, LIVING SPACE & HALLWAYS. AND NO FURTHER THAN 5M FROM A WALL OR 5M FROM OTHER UNITS.

REFER APPROVED DOCUMENT NZS4514:2011

SMOKE ALARMS SHALL BE LISTED OR APPROVED BY A RECOGNIZED AUTHORITY AS COMPLYING WITH LEAST ONE (1) OF: UL 217, ULC S531, AS 3786, BS 5446 PART 1

MECHANICAL VENTILATION REQUIREMENTS:
NZBC G4: "1.2.5 SPACES IN HOUSEHOLD UNITS AND ACCOMMODATION UNITS THAT CONTAIN COOKTOPS, SHOWERS AND BATHS MUST HAVE MECHANICAL EXTRACT FANS INSTALLED TO REMOVE MOISTURE GENERATED BY THESE FIXTURES. MECHANICAL EXTRACT FANS (INCLUDING ASSOCIATED DUCTING) MUST HAVE A FLOWRATE NOT LESS THAN: A) 25 L/S FOR SHOWERS AND BATHS, AND
B) 50 L/S FOR COOKTOPS.

LIGHTING:
ALL LIGHTING TO BE "ICF RATED" TYPE LUMINAIRES IN ACCORDANCE WITH AS/NZS 60598.2.2 TO COMPLY WITH NZBC H1/AS1 ENERGY EFFICIENCY

NZBC G8 STATES: FUNCTIONAL REQUIREMENT :
G8.2 SPACES WITHIN BUILDINGS USED BY PEOPLE, SHALL BE PROVIDED WITH ADEQUATE ARTIFICIAL LIGHTING WHICH, WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT, WILL ENABLE SAFE MOVEMENT.

PERFORMANCE: G8.3 ILLUMINANCE AT FLOOR LEVEL SHALL BE NO LESS THAN 20 LUX. [REFERENCE: NZBC CLAUSE G8]

ALL LIGHTING TO BE "CA RATED" TYPE LUMINAIRES IN ACCORDANCE WITH AS/NZS 60598.2.2 TO COMPLY WITH NZBC H1/AS1 ENERGY EFFICIENCY

NOTES:
- ALL ELECTRICAL WORK TO BE CARRIED OUT BY SUITABLY QUALIFIED PERSONS, ALL ELECTRICAL FITTINGS, AND LAYOUTS TO BE IN ACCORDANCE WITH THE RELEVANT STANDARDS

- SITE WALK TO BE CARRIED OUT BETWEEN CONTRACTOR AND OWNER TO CONFIRM LAYOUT

CONTRACTOR TO ENSURE METERBOX & DISTRIBUTION BOARD ARE NOT WITHIN A BRACED WALL. (REFER TO BRACING PLANS)

ELECTRICAL PLAN
1:100

-

ISSUE : CONSENT

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DRAWING TITLE
ELECTRICAL PLAN

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
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Date: 28/04/2025

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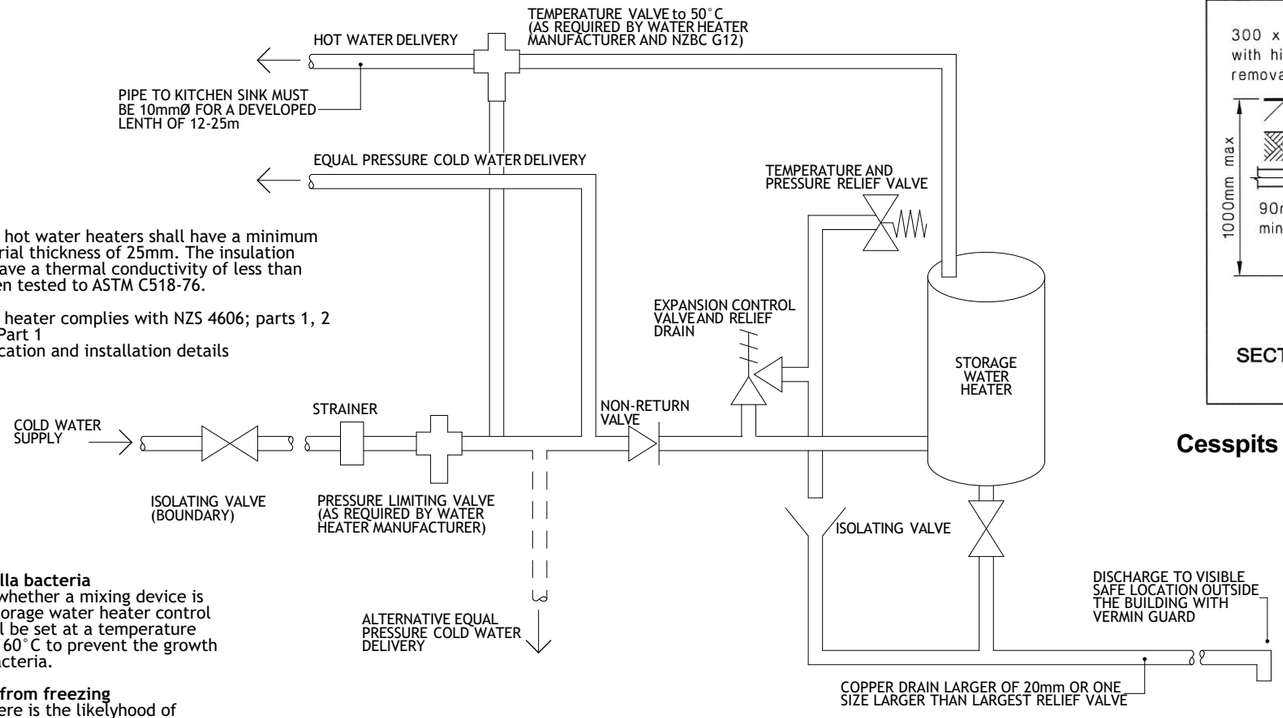
25-0424	**10**	WD1

STRAIGHTLINE ARCHITECTURAL

FIGURE 8 NZBC G12/AS1
MAINS PRESSURE STORAGE WATER HEATER SYSTEM (UNVENTED)



HWC NOTES
Electric storage hot water heaters shall have a minimum insulation material thickness of 25mm. The insulation material shall have a thermal conductivity of less than 24mW/M°C when tested to ASTM C518-76.
COMPLIANCE
Electric storage heater complies with NZS 4606; parts 1, 2 and 3, AS 1056:Part 1
See plans for location and installation details

NZBC G12/AS1
6.14.3 Legionella bacteria
Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

7.2 Protection from freezing
7.2.1 Where there is the likelyhood of freezing, hot and cold water supply systems shall be protected in the following manner:

a) Piping outside the building thermal envelope shall be insulated,

b) Piping buried in the ground shall be insulated or insulated below a level affected by freezing, and

c) Storage water heater vent pipes shall be insulated (see Figure 17).

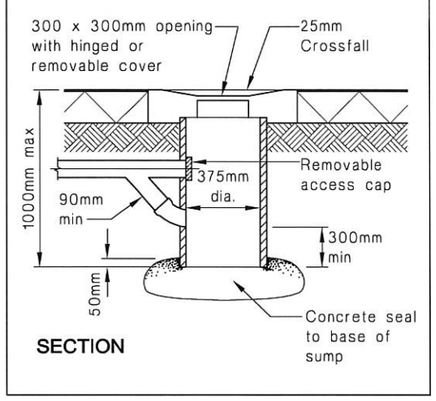
7.2.2 In climates where freezing temperatures are likely for a period of greater than 24 hours an expansion control valve is required in addition to vent pipe insulation (see Figure 17)

TABLE 4 NZBC G12/AS1
TEMPERING VALVEAND NOMINAL PIPE DIAMETERS

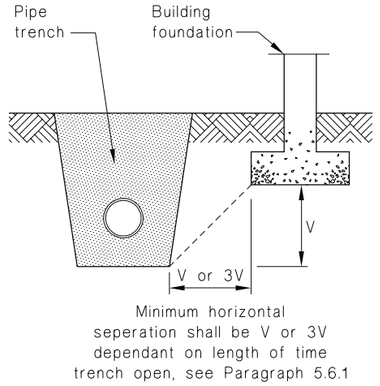
	LOW PRESSURE (i.e HEADER TANK SUPPLY OR LOW PRESSURE)	LOW AND MEDIUM PRESSURE UNVENTED (VALVE VENTED) AND AND OPEN VENTED	MAINS PRESSURE
PRESSURE OF WATER AT TEMPERING VALVE (kPa)	20-30	30-120	OVER 300
METRES HEAD (m)	2-3	>3-12	OVER 30
MINIMUM TEMPERING VALVE SIZE	25mm	20mm	15mm
PIPES TO TEMPERING VALVE	25mm (SEE NOTE 3)	20mm	20mm (15mm OPTIONAL) (SEE NOTE 1)
PIPES TO SHOWER	20mm	20mm (SEE NOTE 4)	20mm (SEE NOTE 5) (15mm OPTIONAL) (SEE NOTE 1)
PIPES TO SINK/LAUNDRY (SEE NOTE 2)	20mm	20mm	15mm
PIPES TO BATH (SEE NOTE 2)	20mm	20mm	15mm
PIPES TO BASINS (SEE NOTE 2)	15mm	15mm	10mm

NOTES:
1. IF SUPPLIED BY SEPERATE PIPE FROM STORAGE WATER HEATER TO A SINGLE OUTLET.
2. THIS TABLE IS BASED ON MAXIMUM PIPE LENGTHS OF 20 METRES.
3. 2m MAXIMUM LENGTH FROM WATER HEATER OUTLET TO TEMPERING VALVE.
4. 15mm IF DEDICATED LINE TO SHOWER.
5. 10mm IF DEDICATED LINE TO SHOWER.

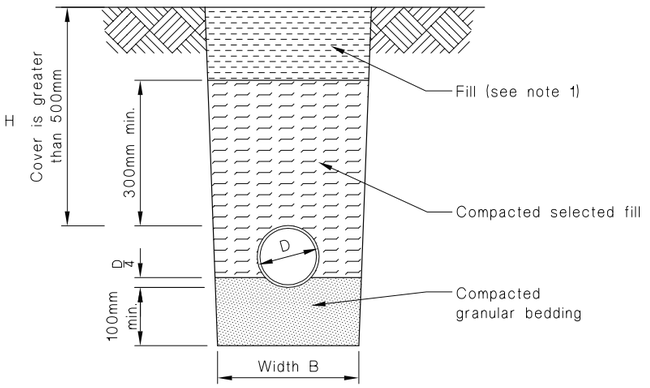
Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



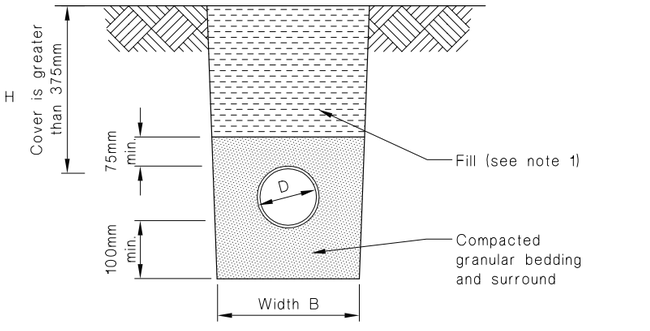
Cesspits are type 1 as per NZBC E1 / AS1



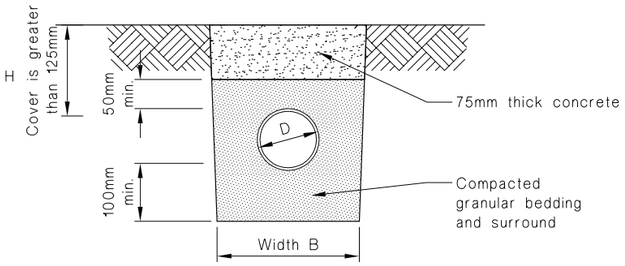
Minimum horizontal seperation shall be V or 3V dependant on length of time trench open, see Paragraph 5.6.1



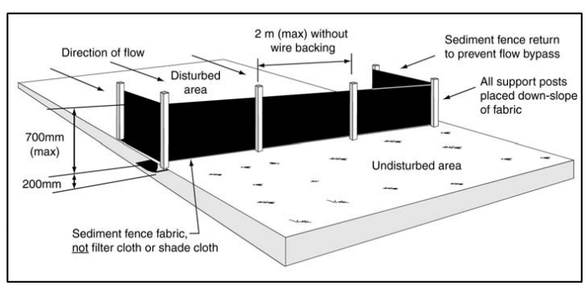
(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



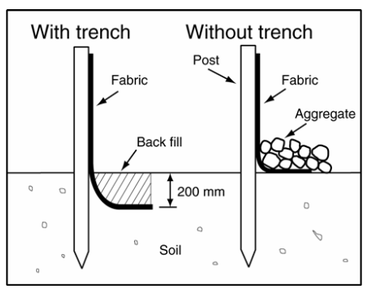
(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm

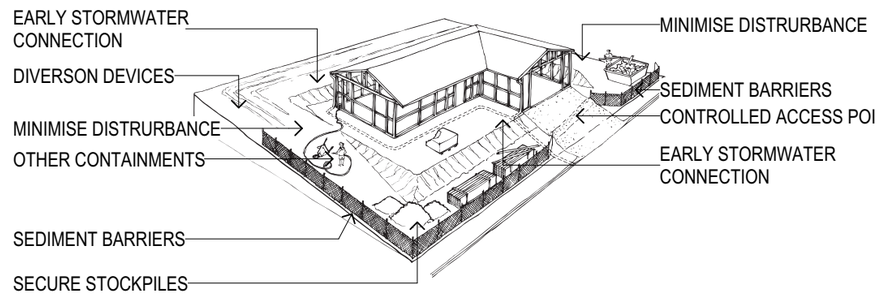


(c) Cover between 125mm and 375mm



SEDIMENT FENCING





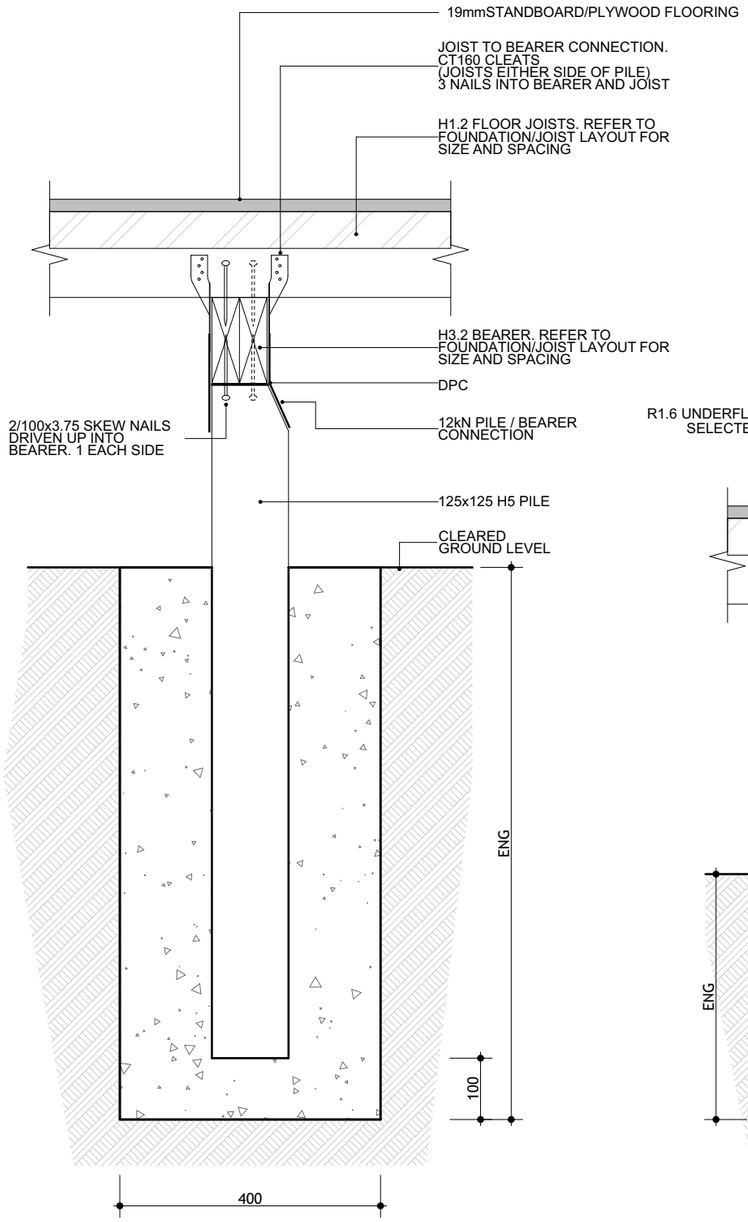
SEDIMENT FENCING DETAILS TYPICAL SEDIMENT CONTROL REQUIREMENTS

HWC DETAIL
SCALE1:1

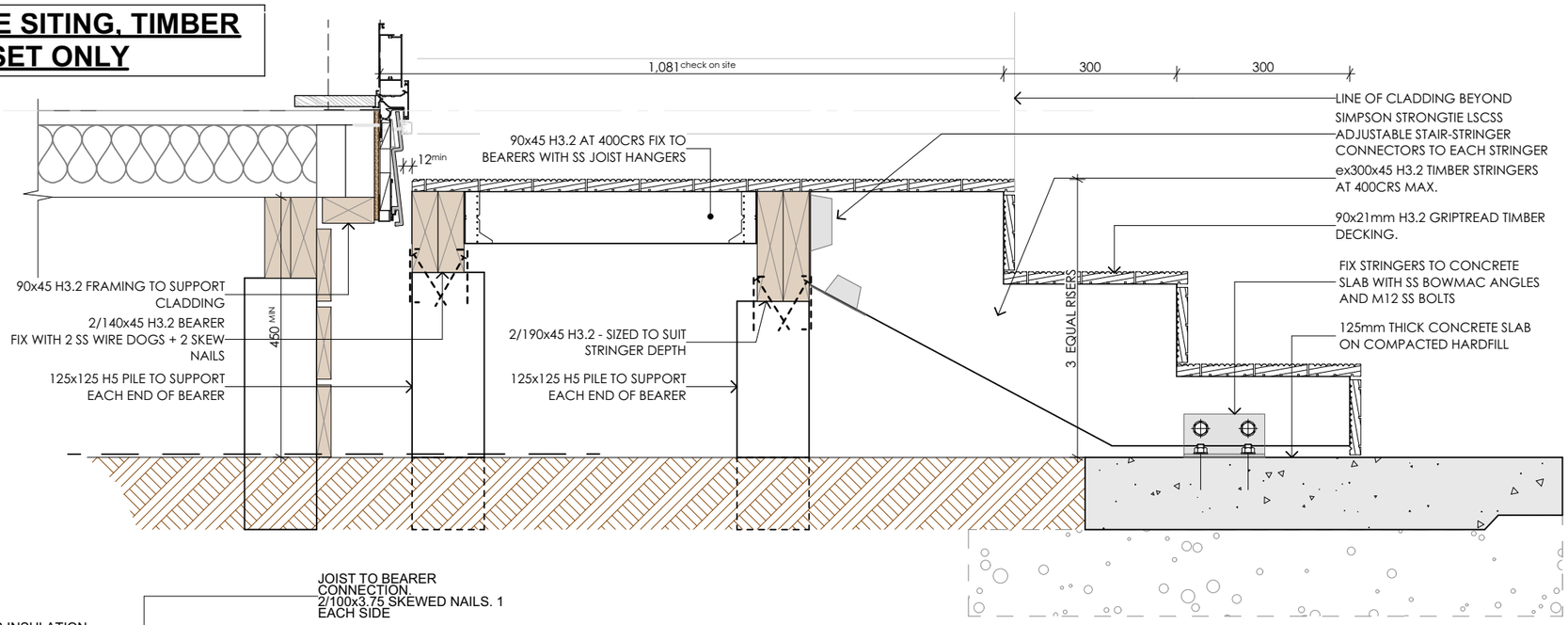
ISSUE : CONSENT	PROJECT: PROPOSED RESIDENCE For: BD PROPERTIES 2024 LTD	SITE ADDRESS : 2 RIPI STREET, KAIKOHE LOT : 2 DP : 134188	DRAWING TITLE SITE DETAILS	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 28/04/2025 Job # 25-0424 / SHEET: 11 / PROJECT STATUS: WD1

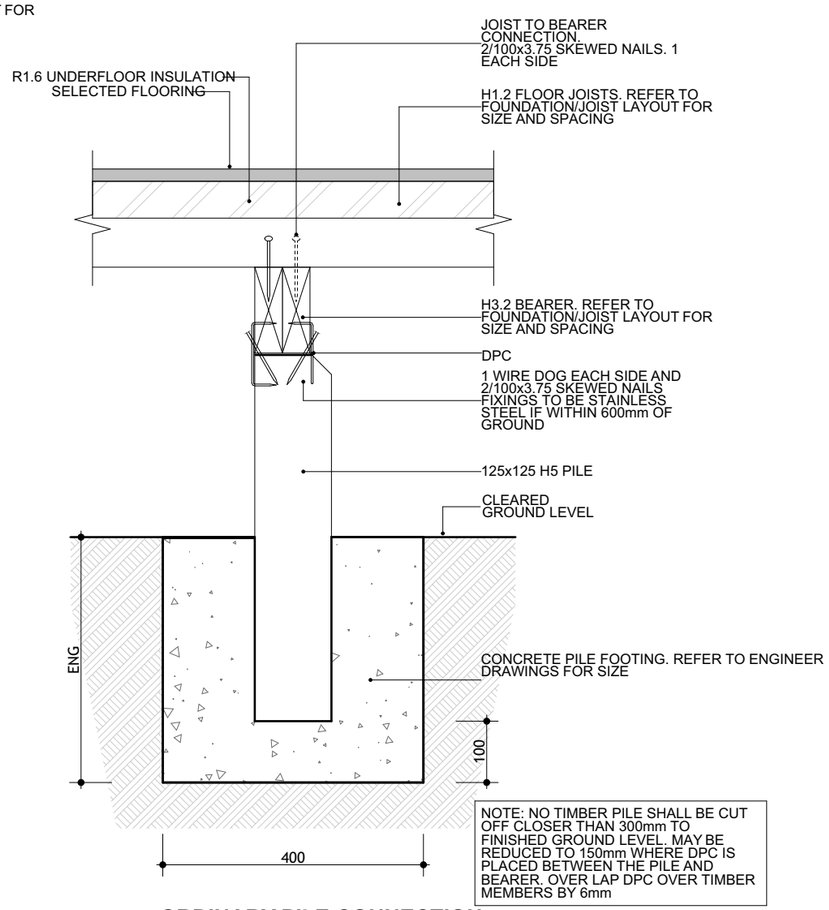
STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY

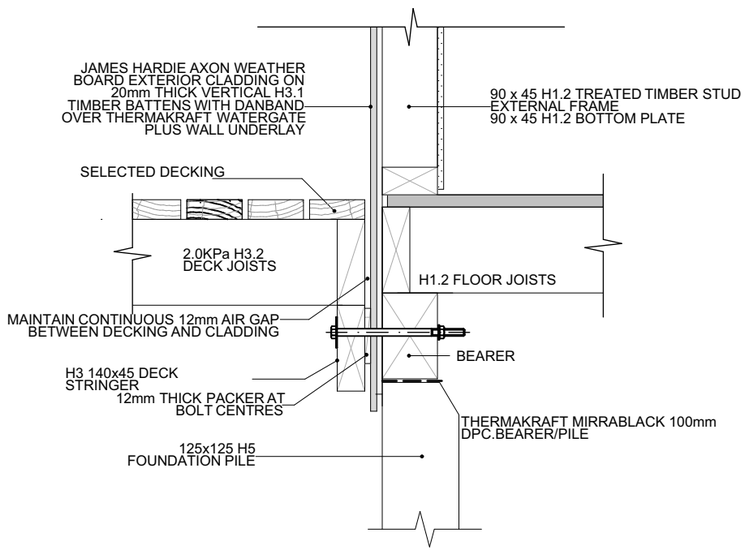


ANCHOR PILE CONNECTION
SCALE 1:10





ORDINARY PILE CONNECTION
SCALE 1:10



TIMBER FLOOR
/DECK FIXING DETAIL

ST02
-

TIMBER FOUNDATIONS
1:10

ISSUE : CONSENT	**PROJECT:** PROPOSED RESIDENCE **For:** BD PROPERTIES 2024 LTD	**SITE ADDRESS :** 2 RIPI STREET, KAIKOHE **LOT : 2** **DP : 134188**	DRAWING TITLE **DETAILS**	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 28/04/2025 Job # **25-0424** / SHEET: **12** / PROJECT STATUS: WD1

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY

DRAWING SCHEDULE	
LAYOUT NAME	SHEET
INDEX	01
SITE LOCALITY	02
PROJECT NOTES	03
SITE PLAN	04
SITE SETOUT PLAN	05
GROUND FLOOR PLAN	06
ELEVATIONS	07
PLUMBING PLAN	08
FOUNDATION PLAN	09
ELECTRICAL PLAN	10
SITE DETAILS	11
DETAILS	12
ENG FOUNDATION	13


EXISTING DWELLING - SITE PHOTOS


EXISTING DWELLING - SITE PHOTOS


EXISTING DWELLING - SITE PHOTOS


EXISTING DWELLING - SITE PHOTOS

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
(LOT 1) 2 RIPI STREET, KAIKOHE
LOT : 1
DP : 134188

DRAWING TITLE
INDEX

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 20/08/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**1**	WD2

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY

CONSULTANT SCHEDULE

SURVEYING
SHALL CONFIRM FINAL BUILDING POSITION & COMPLIANCE WITH HEIGHT IN RELATION TO BOUNDARY RESTRICTIONS PRIOR TO COMMENCEMENT OF ALL CONSTRUCTION
SURVEY PLAN : WILLIAMS AND KING
REF# 24529

GEOTECHINCAL REPORT -
PLANS TO BE READ IN CONJUNCTION WITH GEOTECH REPORT COMPILED BY. **WILTON JOUBERT. (REFERENCE: 138618)**.
GEOTECH REPORT SUMMARY: *SITE NOT CONSIDERED "GOOD GROUND" SHALLOW PILE FOUNDATIONS TO MEET GEOTECH REPORT*
PHONE: 09-5270196

STORMWATER REPORT -
PLANS TO BE READ IN CONJUNCTION WITH GEOTECH REPORT COMPILED BY. **WILTON JOUBERT. (REFERENCE: 138619)**.
EMAIL: patrick@wjl.co.nz
PHONE: 09-5270196

STRUCTURAL ENGINEERS REPORT
CONSENT DRAWINGS TO BE READ IN CONJUNCTION WITH ENG. DESIGN, CALCULATIONS, AND PRODUCER STATEMENT COMPILED BY. **WILTON JOUBERT.**
IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.
ENG. SCOPE OF WORK: *(MARKED *)*
- TIMBER FOUNDATIONS & SUBFLOOR BRACING
PHONE: 09-5270196

LEGAL DESCRIPTION / SITE DETAILS :

ADDRESS(LOT 1) 2 RIPI STREET, KAIKOHE
LEGAL DESCRIPTIONLOT :1 D.P.: 134188

SITE AREA : 440m2

SITE/PLANNING INFORMATION
- COUNCIL :FAR NORTH DISTRICT COUNCIL
- PLANNING ZONE RESIDENTIAL ZONE

ZONING RULES : - RESIDENTIAL ZONE **=**
(RELOCATED DWELLING - ***(P)***)

YARD FRONT	: 2.5m
YARD SIDE	: 1.2m
YARD REAR	: 1.2m
BUILDING HEIGHT	: 9.0m
HIRB	: 2.5m + 45°

DEVELOPMENT CONTROL -- OVERALL SITE

BUILDING COVERAGE 45% MAX = 198.45m^2
PROPOSED DWELLING :82.54m^2 (18.72%)

IMPERVIOUS SURFACE 60% MAX = 264.60m^2
PROPOSEDROOF AREA :104.36m^2
CONC AREA :88.11m^2
TOTAL :192.47m^2 (43.64%)

SITE LOCALITY
1:100

ISSUE : CONSENT	PROJECT: PROPOSED RESIDENCE For: BD PROPERTIES 2024 LTD	SITE ADDRESS : (LOT 1) 2 RIPI STREET, KAIKOHE LOT : 1 DP : 134188	DRAWING TITLE SITE LOCALITY	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 20/08/2025 Job # 25-0424 / SHEET: 2 / PROJECT STATUS: WD2

STRAIGHTLINE ARCHITECTURAL

SITE NOTES :
WIND ZONE- ZONE : MEDIUM
EARTHQUAKE ZONE - ZONE : 1
DURABILITY ZONE - ZONE : B
SOIL TYPE - #Soil Type

COMPLIANCE REQUIREMENTES:
THE PROJECT CONTRACT AND ALL CONSTRUCTION SHALL COMPLY WITH:
- NZS 3604:2011
- THE FOLLOWING SECTIONS OF THE NEW ZEALAND BUILDING CODE:

B1/AS1	STRUCTURE
B2/AS1	DURABILITY
C1/AS1	FIRE SAFETY
D1/AS1	ACCESS ROUTES
E1/AS1	SURFACE WATER
F2/AS1	HAZARDOUS BUILDING MATERIALS
F5/AS1	CONSTRUCTION & DEMOLITION HAZARDS
F7/AS1	WARNING SYSTEMS
G1/AS1	PERSONAL HYGIENE
G2/AS1	LAUNDERING
G3/AS1	FOOD PREP & PREVENTION OF CONTAMINATION
G9/AS1	ELECTRICITY
G13/AS1	FOUL WATER

ABBREVIATIONS

B# = BEAM (SED)
CGL - CLEARED GROUND LEVEL
COS = CONFIRM ON SITE / CHECK ON SITE
DF = DIRECT FIXED
F# = FRAME CODE FOR STUD CENTERS
FCL = FINISHED CEILING LEVELS
FFL = FINISHED FLOOR LEVEL
HAR = HARD AS ROCKS
JST = JOIST
R# = RAFTER
SA = SMOKE ALARM
CF = CAVITY FIXED
CONC = CONCRETE
DBL = DOUBLE
DIT = DESIGNIT STRUCTURAL MEMBER
FB# = FLITCH BEAM (SED)
FDL = FINISHED DECK LEVEL
FGL = FINISHED GROUND LEVEL
JH = JAMES HARDIE
THR = THERMAKRAFT
RB# = RIDGE BEAM
SED = SPECIFIC ENGINEERING DESIGN

COMPLIENCE REQUIREMENTS :
PLAN DRAWINGS PREPARED WITH THE EXPECTATION THAT THE BUILDING CONTRACTOR HAS A THOROUGH UNDERSTANDING OF THE NZ BUILDING CODE AND NZS 3604: 2011. ALL CONTRACTORS OR AUTHORISED PERSONS, WORKING ON BEHALF OF THE OWNER AND/OR BUILDER, SHALL ENSURE THAT ALL WORKS COMPLY WITH THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY AND THE NZ BUILDING CODE AND NZS 3604: 2011.

ANY WORK UNDERTAKEN OUTSIDE THESE REQUIREMENTS, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGNER, ENGINEER AND/OR THE TERRITORIAL AUTHORITY, HEREBY INDEMNIFIES THE DESIGNER AGAINST ANY CLAIMS ARISING FROM, AND IN RELATION TO, THE SAID WORK.

GENERAL NOTES:
ANY DISCREPANCIES TO BE DISCUSSED WITH DESIGNER PRIOR TO PROCEEDING ALL CHANGES / ADJUSTMENTS / MODIFICATIONS TO THE CONSENTED PLANS TO BE DISCUSSED WITH THE DESIGNER AND WRITTEN CONFIRMATION PROVIDED BY THE DESIGNER PRIOR TO PROCEEDING WORKS. (THIS INCLUDES ANY REQUESTS BY THE BUILDING INSPECTORS). NO LIABILITY SHALL BE HELD BY THE DESIGNER FOR ANY VARIATION TO THE CONSENTED DOCUMENTS.

THE LIABILITY IS ON THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORKS.

A WARRANTY IS REQUIRED FROM THE CONTRACTOR FOR A MINIMUM PERIOD OF 2 YEARS, COVERING THE WEATHERTIGHTNESS OF THE COMPLETE BUILDING ENVELOPE AND THE WATERTIGHTNESS OF ALL LIQUID SUPPLY AND DISPOSAL SYSTEMS AND FITTINGS. THIS GENERAL WARRANTY IS IN ADDITION TO ANY SPECIFIC WARRANTIES REQUIRED.

IN COMPLIANCE WITH S87 OF THE BUILDING ACT, THE NAMES OF LBPs WHO WILL BE CARRYING OUT RESTRICTED BUILDING WORK MUST BE PROVIDED TO THE BCA BEFORE THAT WORK COMMENCES.

ONSITE AMENDMENTS TO PROJECT:
ALL PLAN VARIATIONS OR PRODUCT CHANGES/ SYSTEMS/ AS BUILT DOCUMENTATION SHALL BE SUPPLIED TO THE MAIN CONTRACTOR AND BUILDING CONSENT AUTHORITY BEFORE A CODE OF COMPLIANCE CERTIFICATE CAN BE ISSUED.

OWNER BUILDING MAINTENANCE
REGULAR ONGOING MAINTENANCE SHALL BE CARRIED OUT BY OWNER TO ACHIEVE REQUIRED DURABILITY OF ALL MATERIALS, COMPONENTS AND JUNCTIONS.
REFER TO SPECIFIC MANUFACTURERS LITERATURE FOR ALL MAINTENANCE SCHEDULES AND PROCEDURES.

REGULAR MAINTENANCE INCLUDES:
INSPECTION OF /WASHING EXTERIOR SURFACES / JUNCTIONS.
NO HIGH PRESSURE WATER SHALL BE DIRECTED AT ANY SENSITIVE JUNCTIONS. REPAIR OR REPLACEMENT OF ITEMS TO MAINTAIN WEATHER TIGHTNESS OF BUILDING ENVELOPE.
GUTTER SYSTEMS INSPECTED AND CLEANED OUT MONTHLY TO AVOID BLOCKING GUTTER SYSTEM. FLASHINGS, CLADDINGS AND ROOF SYSTEMS INSPECTED EVERY QUARTER FOR SIGNS OF DETERIORATION. REPAIR ALL FAULTS WITHOUT DELAY AS SOON AS DISCOVERED.

CONSTRUCTION & DEMOLITION HAZARDS
PERFORMANCE F5.3.1 SUITABLE CONSTRUCTION METHODS SHALL BE USED TO AVOID THE LIKELIHOOD OF TOOLS OR MATERIALS FALLING ONTO PLACES WHERE PEOPLE MIGHT BE PRESENT.
F5.3.2 WHERE CONSTRUCTION OR DEMOLITION WORK PRESENTS A HAZARD IN PLACES TO WHICH THE PUBLIC HAS ACCESS, BARRIERS SHALL BE PROVIDED AND SHALL:

(A) BE OF APPROPRIATE HEIGHT AND CONSTRUCTION TO PREVENT SITE HAZARDS FROM HARMING TRAFFIC OR PASSERSBY,
(B) BE DIFFICULT TO CLIMB,
(C) HAVE NO OPENINGS OTHER THAN THOSE APPROVED BY THE TERRITORIAL AUTHORITY FOR ACCESS AND VIEWING, (D) HAVE NO GATES OR DOORS WHICH PROJECT BEYOND THE SITE WHEN OPENED, LIMITS ON APPLICATION FIRST SCHEDULE
(E) CONTAIN NO PROJECTION THAT WOULD BE A HAZARD TO TRAFFIC OR PEOPLE, AND (F) BE CLEARLY MARKED WHERE THE BARRIER ITSELF MAY OTHERWISE PRESENT A HAZARD TO TRAFFIC OR PASSERSBY. F5.3.3 WHERE A CONSTRUCTION OR DEMOLITION SITE CONTAINS ANY HAZARD WHICH MIGHT BE EXPECTED TO ATTRACT THE UNAUTHORISED ENTRY OF CHILDREN, THE HAZARD SHALL BE ENCLOSED TO RESTRICT ACCESS BY CHILDREN.

F5.3.4 SUITABLE BARRIERS SHALL BE CONSTRUCTED TO PROVIDE A SAFE ROUTE FOR PEOPLE WHERE LIFTING EQUIPMENT CREATES A RISK OF ACCIDENT FROM OBJECTS FALLING ON A PLACE OF PUBLIC ACCESS, OR WHERE A SIMILAR RISK RESULTS FROM THE HEIGHT AT WHICH CONSTRUCTION OR DEMOLITION WORK IS BEING CARRIED OUT.

POWER / TELECOM / WATER SERVICES
ALL PLUMBING /DRAINAGE SHALL BE IN ACCORDANCE WITH NZBC G13 /AS1/AS2 FOUL WATER G12.3.5 SANITARY FIXTURES AND SANITARY APPLIANCES MUST BE PROVIDED WITH HOT WATER WHEN INTENDED TO BE USED FOR: (a) UTENSIL WASHING; AND (b) PERSONAL WASHING, SHOWERING OR BATHING

ALL PLUMBING /DRAINAGE SHALL BE IN ACCORDANCE WITH RELEVATE BUILDING CODE, REFER PLANS

EXISTING SERVICES SHALL BE LOCATED AND IDENTIFIED AT PROPOSED CONNECTION POINTS BEFORE COMMENCING CONSTRUCTION.

CONTRACTOR SHALL LIAISE WITH AND ATTEND WHERE NECESSARY NETWORK UTILITY OPERATORS & COUNCIL AUTHORITIES FOR INSTALLATION OF SERVICES.

CONNECTIONS AND DRAINAGE SHALL BE COMPLETED IN ACCORDANCE WITH RELEVANT NZ CODES AND TERRITORIAL AUTHORITY REQUIREMENTS.

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING EXCAVATION TO AVOID DISRUPTION TO EXISTING SERVICES AND REINSTATEMENT TO THEIR ORIGINAL CONDITION

TIMBER
ALL TIMBER FRAMING SHALL COMPLY WITH NZS3604:2011
ALL STRUCTURAL TIMBER FRAMING SHALL BE SG8 UNLESS OTHERWISE SPECIFIED.
TIMBER TREATMENT SHALL COMPLY WITH NZBC B2/AS1 REFER TO DRAWINGS / SPECIFICATIONS AS TREATMENT VARIES ACCORDING TO LOCATION & DETAIL
GENERALLY:

ALL INTERNAL ENCLOSED FRAMING	H1.2
ALL EXTERNAL EXPOSED FRAMING	H3.2
ALL TIMBER IN CONTACT WITH GROUND	H5

INSTALL DPC UNDER ALL BOTTOM PLATES IN CONTACT WITH CONCRETE.

SHOWER GLASS/ DOORS:
SHOWER GLASS & DOORS SHALL BE INSTALLED WITH TOUGHENED SAFETY GLASS IN ACCORDANCE WITH NZS 4223: PART 3:1999

G3/AS1 INTERIOR FINISHES:
WALL LININGS ADJACENT TO APPLIANCES SHALL COMPLY WITH G3/AS1 CLAUSE 1.6. HYGIENIC SURFACE FINISHES.

WATERPROOFING SERVICE ROOM WALL FINISHES SHALL BE:
BATHROOM / ENSUITE/ WET AREAS:
- 3 COATS ACRYLIC SEALER PLUS 2 COATS SEMI ENAMEL

KITCHEN & LAUNDRY:
- 2 COATS ACRYLIC SEALER PLUS 2 COATS LOW SHEEN

D1/AS1ACCESS ROUTES:
ALL SURFACES TO THE DWELLING MAIN ENTRY DOOR SHALL COMPLY WITH AS.NZS 3661.1AND MEET A CO-EFFICIENT OF FRICTION OF NO LESS THAN 0.4 OR MATERIALS LISTED IN TABLE 2 AS ACCEPTABLE WET SLIP.

DURABILITY NOTES :
(1) FOR DEFINITIONS OF "CLOSED", "SHELTERED", AND "EXPOSED" SEE TABLE 4.1 AND FIGURE 4.3(A) AND (B)
(2) STAINLESS STEEL NAILS SHALL BE MINIMUM TYPE 304 AND SHALL HAVE ANNULAR GROOVES TO PROVIDE SIMILAR WITHDRAWAL RESISTANCE TO HOT-DIPPED GALVANIZED NAILS.
(3) PROTECTION OF GALVANIZED STEEL NAILS SHALL CONSIST OF PUTTY AND AN EXTERIOR PAINTING SYSTEM CONSISTING OF A PRIMER UNDERCOAT AND 2 TOP COATS OF OIL-BASED OR ACRYLIC PAINT.
(4) WHERE THE CLADDING IS A CORROSIVE TIMBER, SUCH AS WESTERN RED CEDAR OR REDWOOD, OR IS TREATED WITH COPPER-BASED ACQ OR CUAZ PRESERVATIVES, USE STAINLESS STEEL(2) OR SILICON BRONZE.
(5) STEEL FIXINGS IN TIMBER TREATED WITH COPPER-BASED PRESERVATIVES SHALL BE AS PER 4.4.4
(6) IRRESPECTIVE OF THE ABOVE, NAILS & SCREWS SHALL BE COMPATIBLE WITH ANY FIXING PLATE THAT IS USED WITH THEM.
(7) NAILS AND SCREWS AND OTHER FIXINGS INTO PILES WITHIN 600MM OF THE GROUND SHALL BE STAINLES STEEL
(8) GALVANIZED NAILS SHALL BE HOT-DIPPED GALVANIZED TO A MINIMUM OF 320G/M²; GALVANIZED SCREWS SHALL BE MECHANICALLY ZINC PLATED IN ACCORDANCE WITH AS 3566:PART 2, CLASS 4
(9) TYPE 304 STAINLESS STEEL IS SUFFICIENT TO COMPLY WITH NZBC REQUIREMENTS, BUT MAY HAVE SURFACE RUST. TYPE 316 MAY BE USED WHERE APPEARANCE IS A CONSIDERATION BUT EXCEEDS THE REQUIREMENTS OF THE NZBC

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
(LOT 1) 2 RIPI STREET, KAIKOHE
LOT : 1
DP : 134188

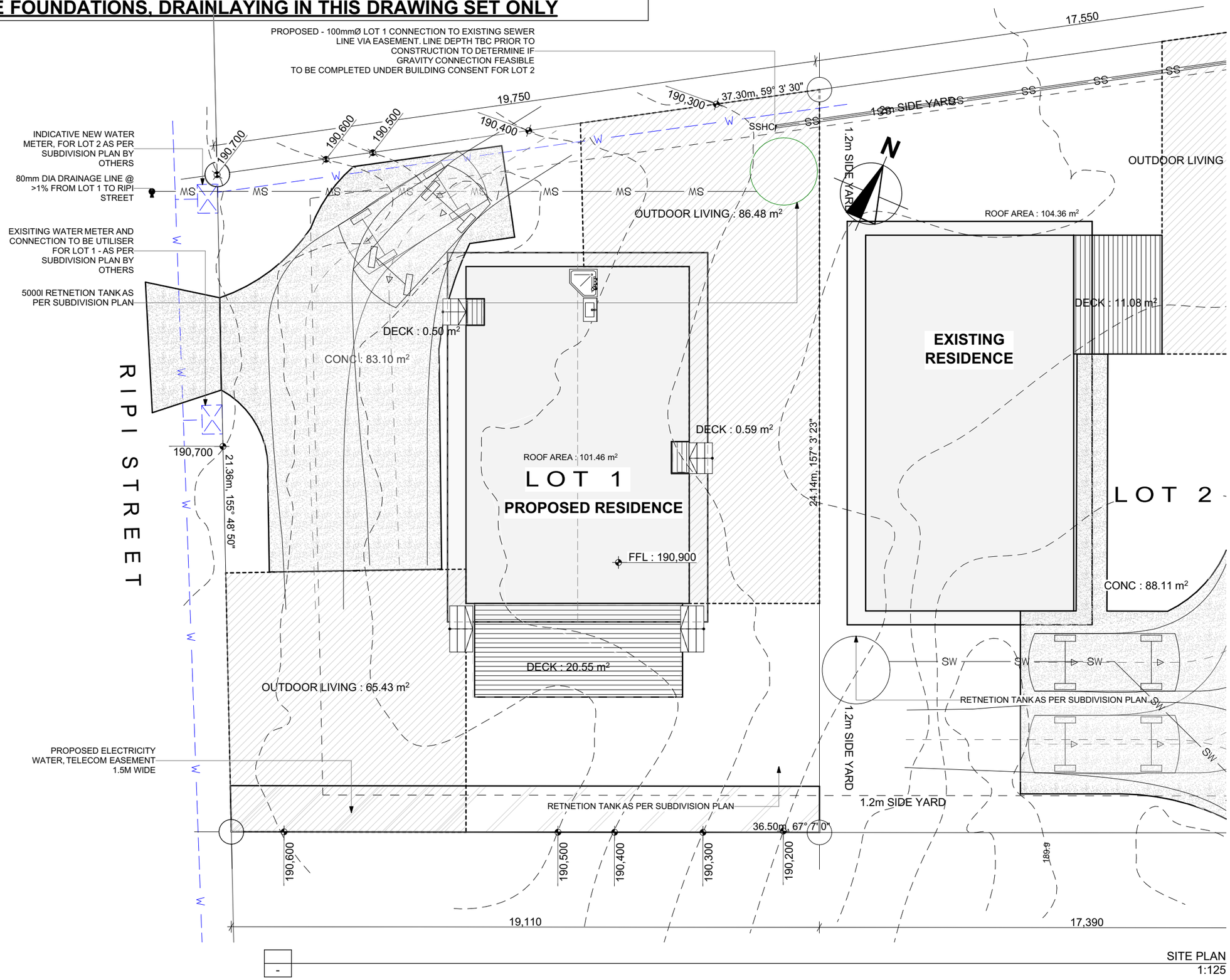
DRAWING TITLE
PROJECT NOTES

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800
Date: 20/08/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**3**	WD2

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY



SITE PLAN
1:125

-

LEGAL DESCRIPTION
LOT 1
DP 134188
Site Area 440m²

SITE PLAN LEGEND

10.5	CONTOUR
±0	BUILDING SET OUT DATUM
SW	100Ø COUNCIL SW DRAIN
	100Ø COUNCIL SS DRAIN
SW	PRIVATE SW DRAIN
	PRIVATE SS DRAIN
	LETTERBOX
	CATCHPIT TYPE 1 SUMP
LL	LID LEVEL
IL	INVERT LEVEL
SWHC	STORMWATER HOUSE CONNECTION
SSHC	SANITARY SEWER HOUSE CONNECTION

CONSTRUCTION NOTES:
- ALL PLANS SHALL BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS

CONTRACTOR TO CARRY THE FOLLOWING:
- SITE BOUNDARYS, INCLUDING ALL BOUNDARY PEGS
- LOCATION OF ALL SERVICES, CONNECTION POINTS / INVERT LEVELS OF CONNECTIONS, EXISTING DRAINS, MANHOLES, ETC
- CONFIRM PLUMBING AND DRAINAGE LAYOUT
- ALL RUBBISH, NOXIOUS AND ORGANIC MATTER SHALL BE REMOVED FROM THE AREA COVERED BY THE BUILDING
- BUILDING POSITION ON SITE, CONFIRM COUNCIL PLANNING REGULATIONS COMPLIANCE (INCLUDING BUILDING COVENANTS)

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

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(LOT 1) 2 RIPI STREET, KAIKOHE
LOT : 1
DP : 134188

DRAWING TITLE
SITE PLAN

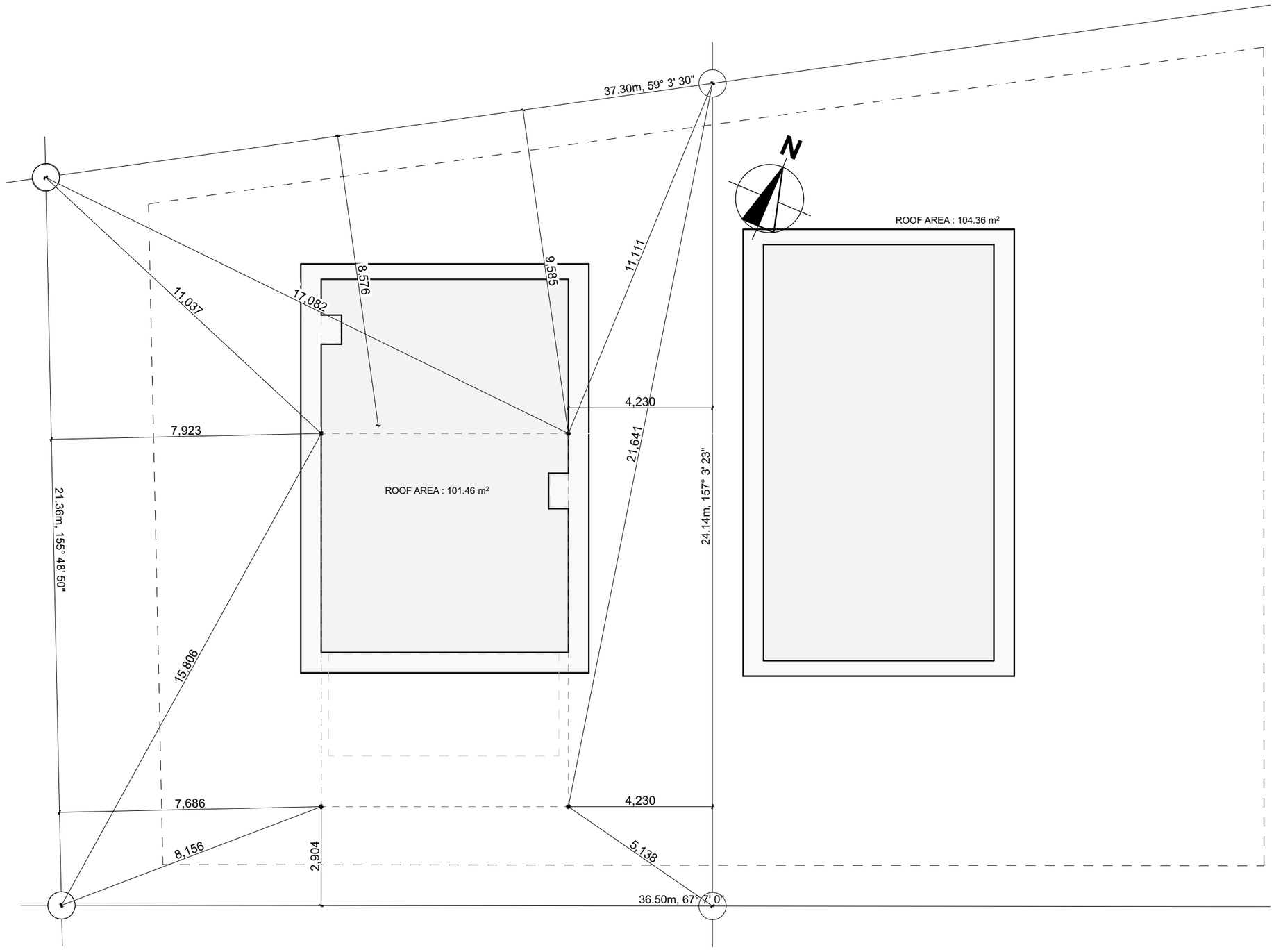
Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 20/08/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**4**	WD2

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY



SITE SET-OUT
1:125

-

ISSUE : CONSENT	**PROJECT:** **PROPOSED RESIDENCE** For: **BD PROPERTIES 2024 LTD**	**SITE ADDRESS :** **(LOT 1) 2 RIPI STREET, KAIKOHE** **LOT : 1** **DP : 134188**	DRAWING TITLE **SITE SETOUT PLAN**	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 20/08/2025 Job # **25-0424** / SHEET: **5** / PROJECT STATUS: WD2	STRAIGHTLINE ARCHITECTURAL	

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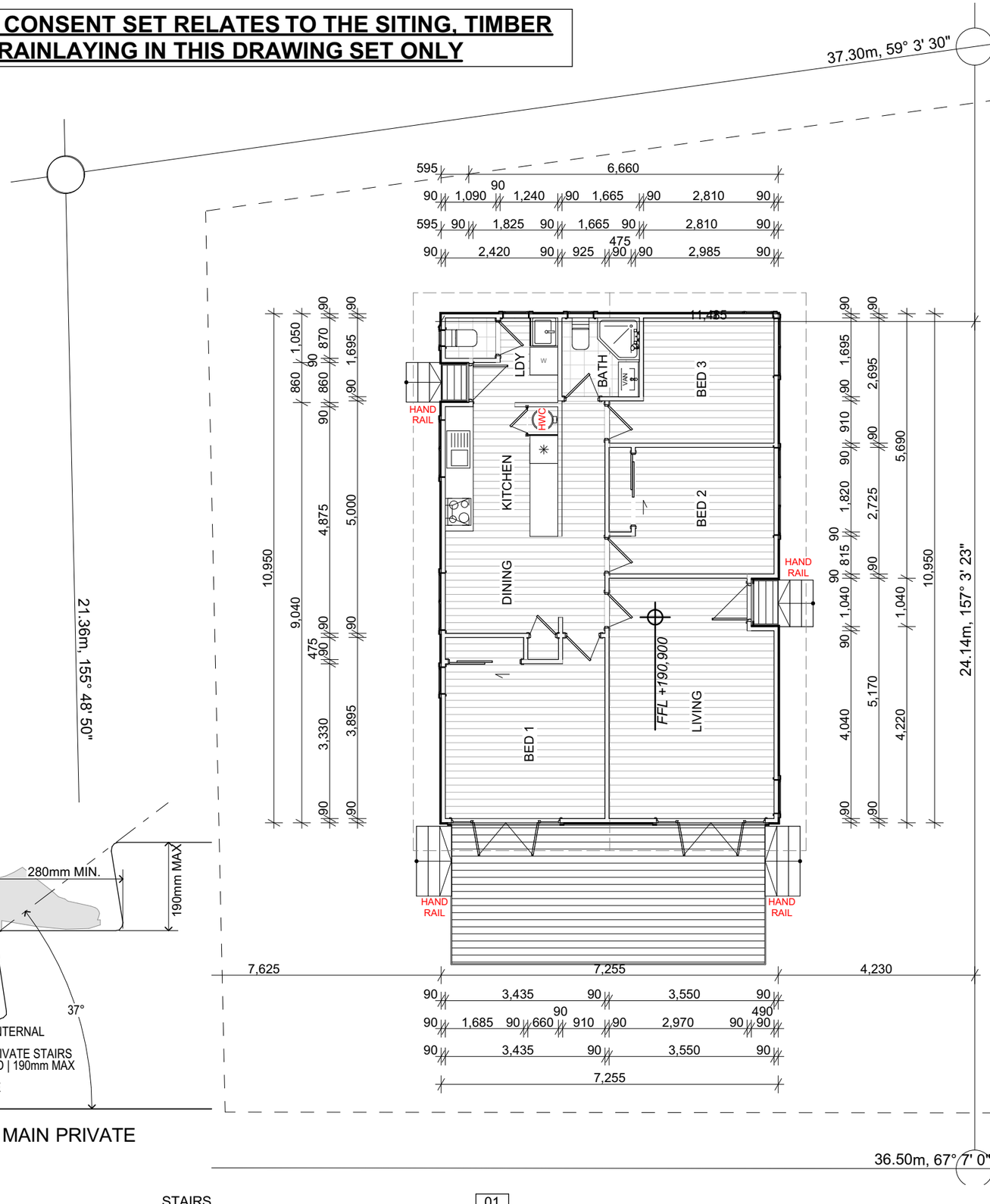
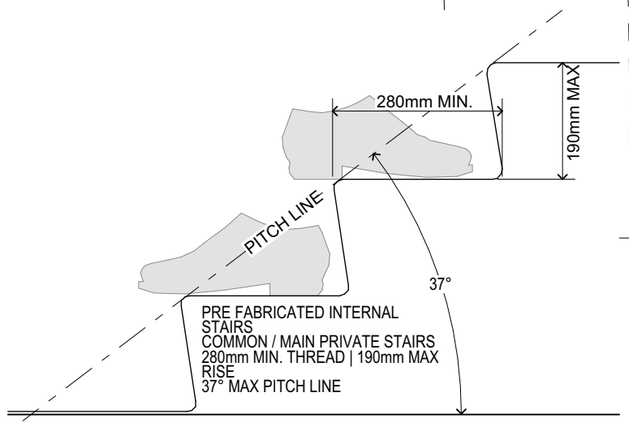
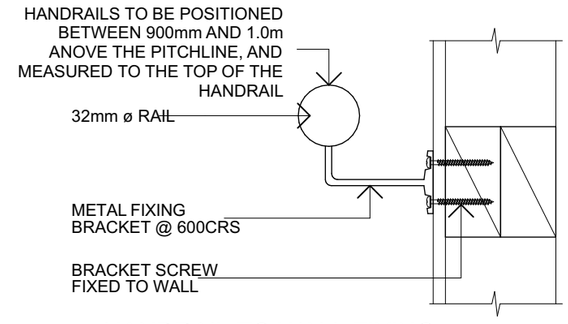




COMMON STAIRWAYS AND MAIN PRIVATE STAIRWAYS

[REFERENCE: NZBC - CLAUSE D1]

S01 - STAIRS 1:10



HANDRAIL TO WALL FIXING

S01 - STAIRS 1:10

01 - GROUND FLOOR PLAN 1:100

NOTES

F.F.L. = ????m

FLOOR AREA OA FRAME :

CEILING HEIGHT = 2.32m
WINDOW/DOOR HEIGHTS = 2.17m
INTERNAL DOOR HEIGHT = 2.0m

JOINERY:
- ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.
- ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

LINING NOTES KITCHEN & BATHROOMS:
ALL WET AREA FLOOR AND WALL LININGS TO COMPLY WITH, E3/AS1 (INTERNAL MOISTURE) SECTION 3.1.1 & 3.1.

MECHNICAL VENTILATED ROOMS:
MECHANICAL VENTILATED ROOMS IN ACCORDANCE WITH NZBC G4, BY USE OF EXTRACTION FAN DUCTED TO EXTERIOR TO THE FOLLOWING ROOMS: (SEE ELECTRICAL PLAN FOR FAN REQUIREMENTS)

SLIP RESISTANCE
ALL WET AREAS & ACCESS ROUTES TO HAVE SLIP RESISTANT FLOORING, IN ACCORDANCE WITH NZBC D1/AS1 CLAUSE 2.0 A SLIP RESISTANT FLOORING IS DEFINED AS HAVING A SURFACE THAT HAS A CO-EFFICIENT OF FRICTION (COF) READING GREATER THAN 0.4 OR A SLIP RESISTANT VALUE (SRV) OF 39 OR GREATER.

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
(LOT 1) 2 RIPI STREET, KAIKOHE
LOT : 1
DP : 134188

DRAWING TITLE
GROUND FLOOR PLAN

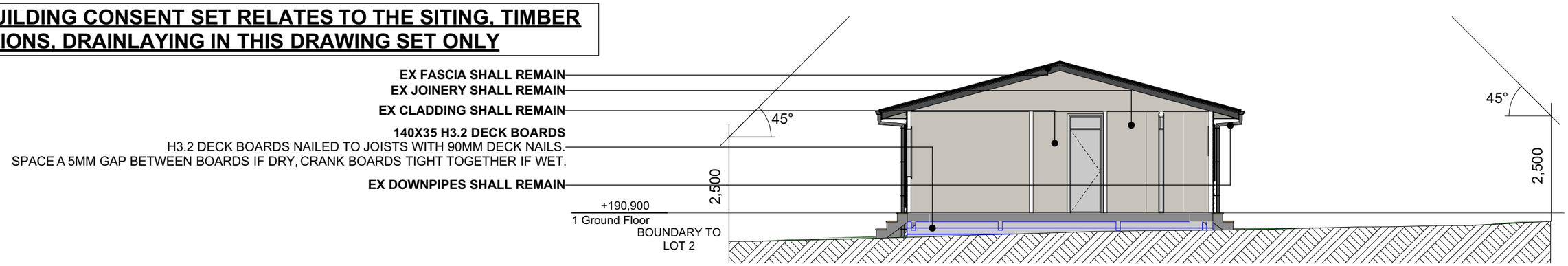
Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 20/08/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**6**	WD2

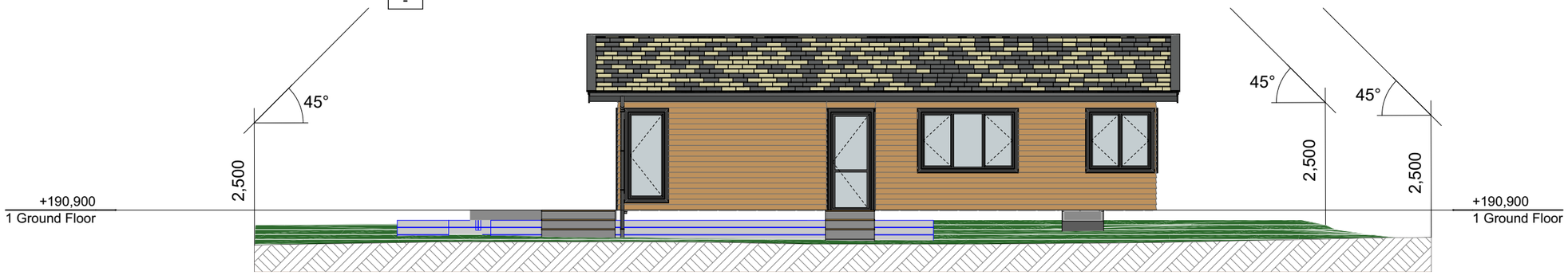
STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY



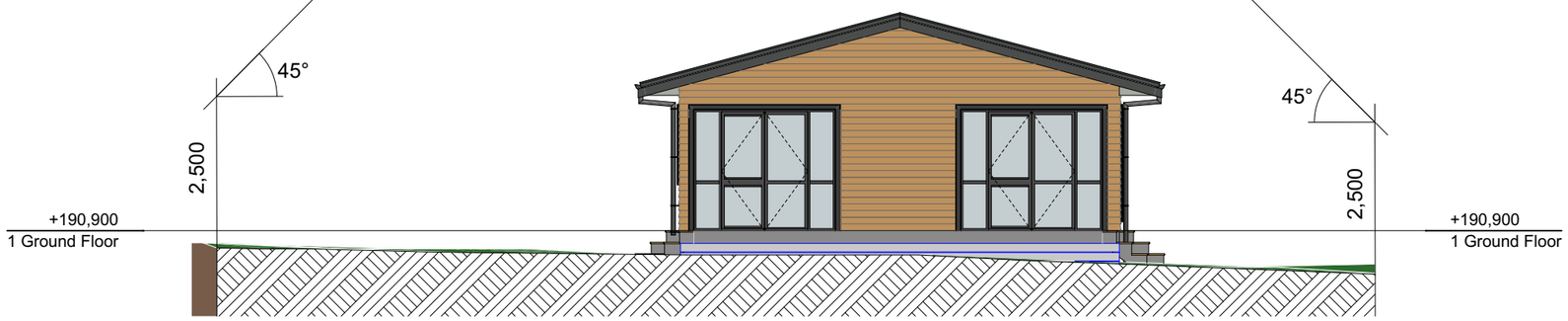
01
-

ELEVATION 01
1:100



02
#LayID

ELEVATION 02
1:100



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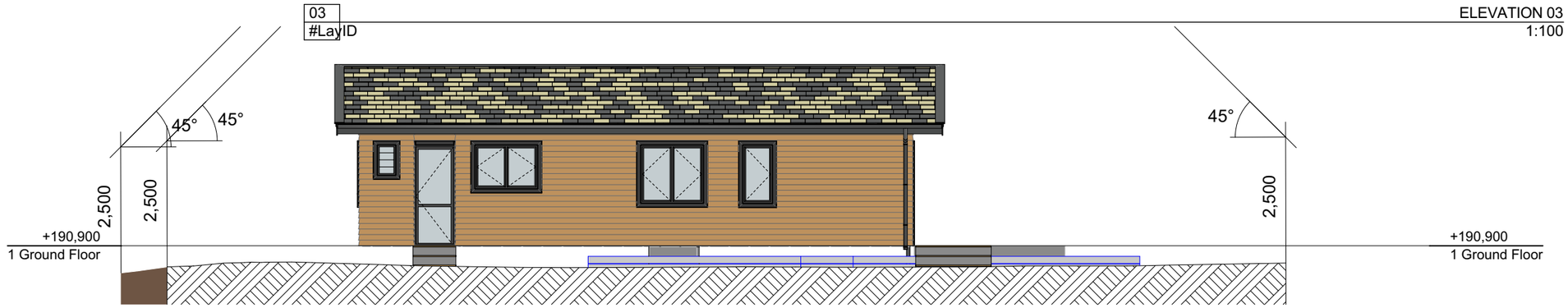
ELEVATION 03
1:100



04
#LayID

ELEVATION 04
1:100

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
(LOT 1) 2 RIPI STREET, KAIKOHE
LOT : 1
DP : 134188

DRAWING TITLE
ELEVATIONS

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 20/08/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**7**	WD2

STRAIGHTLINE ARCHITECTURAL

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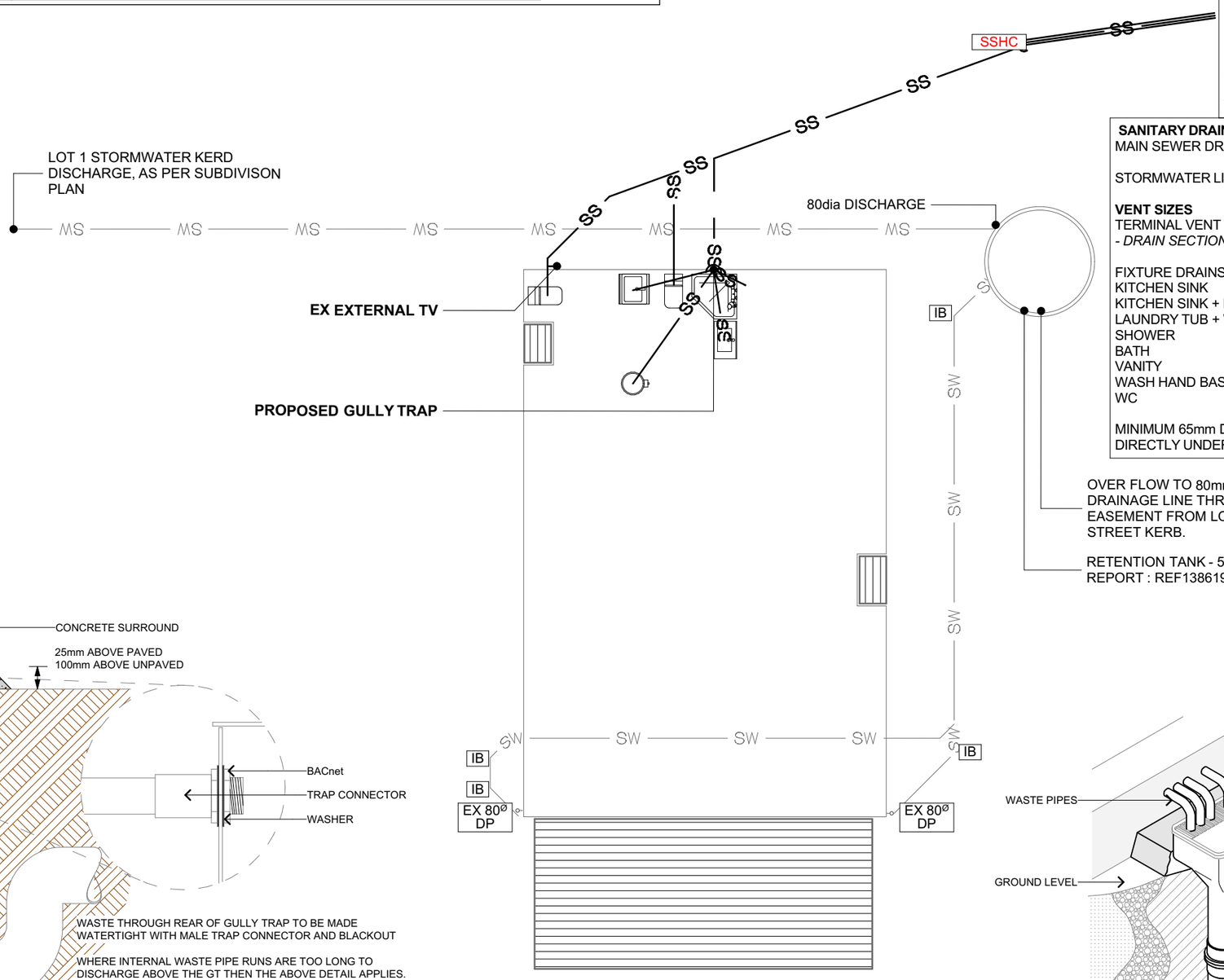


ABBREVIATIONS KEY

AAV	AIR ADMITTANCE VALVE
CP	CESSPIT
DP	DOWNPIPE
HWC	HOT WATER CYLINDER
IB	INSPECTION BEND
IJ	INSPECTION JUNCTION
ORG	OVERFLOW RELIEF GULLY
RE	RODDING EYE
TV	TERMINAL VENT

SANITARY DRAINS:

MAIN SEWER DRAIN: 100mm Ø @ 1:60

STORMWATER LINES 100Ø 1:120

VENT SIZES

TERMINAL VENT 50mm Ø (MIN.)

- DRAIN SECTION ACTING AS A VENT 65mm Ø (MIN.)

FIXTURE DRAINS:

KITCHEN SINK	40mm Ø @ 1:40
KITCHEN SINK + DISHWASHER	65mm Ø @ 1:40
LAUNDRY TUB + W/M	40mm Ø @ 1:40
SHOWER	40mm Ø @ 1:40
BATH	40mm Ø @ 1:40
VANITY	40mm Ø @ 1:40
WASH HAND BASIN	40mm Ø @ 1:40
WC	80mm Ø @ 1:40

MINIMUM 65mm DIA. @ 1:40 GRADIENT - TO ALL DRAIN DIRECTLY UNDER THE SLAB

PLUMBING NOTES:

NEW ZEALAND QUALIFIED PLUMBER TO CONFIRM
ALL PLUMBING AND DRAINAGE LAYOUT

PLUMBING AND DRAINAGE INDICATIVE ONLY,AND DESIGNED TO AS/NZS 3500, PLUMBER AND DRAINLAYER TO RECONFIRM ON SITE AND TO SUPPLY AS-BUILT PLANS AT COMPLETION OF PROJECT FOR CCC APPLICATION

CONSTRUCTION MANAGER TO CO-ORDINATE ALL DRAINAGE WITH FOUNDATION SETOUT AND CONSTRUCTION

MAINTENANCE FILTERS, SAND TRAP TO BE CHECKED EVERY MONTH

BPD - BACKFLOW PREVENTION DEVICE (REFLUX VALVE 588.100 AND RISERS TO 150MM BELOW ACCESS LID) INSTALLED WITHIN PRIVATE PROPERTY BOUNDARY , HOUSED IN A STANDARD ACUFLO SERVICE BOX WITH RED TOP/LID

HARDSTAND AREAS:

ALL HARDSTAND AREAS (PATIOS, DRIVEWAYS ETC) TO BE SLOPED TO FALL AWAY FROM THE BUILDING AND TO HAVE A EVEN FALL TO SUMPS / STRIPDRAINS

WATER SUPPLY PIPES:

POLYBUTYLENE WATER SUPPLY PIPES. HOT WATER SUPPLY PIPES SHALL BE THERMALLY INSULATED TO COMPLY WITH H1/AS1 5.0

Ø10mm WATER PIPE = MAX. LENGHT 25m
Ø15mm WATER PIPE = MAX. LENGHT 12m
Ø20mm WATER PIPE = MAX. LENGHT 7m

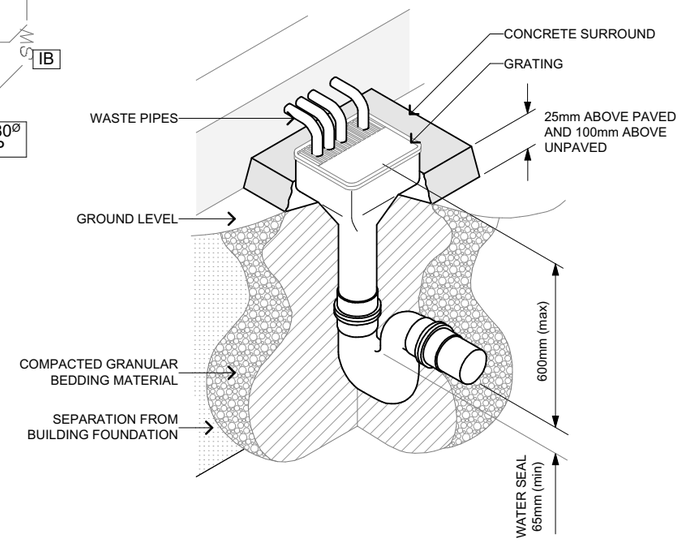
ISLAND BENCH WATER SUPPLY PIPES:

WATER SUPPLY PIPES TO BE DUCTED TO ISLAND BENCH FROM CLOSEST WALL, VIA. MIN 65mm DIA. uPVC DUCT PIPE TO ISLAND TO ACHIVE 50 YEAR LIFE DURABILITY. DUCTING TO ALLOW ALLOW FOR POLYBUTYLENE WATER SUPPLY PIPE TO BE REPLACED IN CASE OF ANY DAMAGE. PLUMBER TO SET UP DUCTING SO ANY WATER PIPE FAILURE CAN BE RECOGNISED

HWC SAFE TRAYS

PERFORMANCE E3.3.2: STATES THAT; FREE WATER FROM ACCIDENTAL OVERFLOW FROM SANITARY FIXTURES OR SANITARY APPLIANCES MUST BE DISPOSED OF IN A WAY THAT AVOIDS LOSS OF AMENITY OR DAMAGE TO HOUSEHOLD UNITS OR OTHER PROPERTY. AN ACCEPTABLE METHOD OF PREVENTING WATER DAMAGE IS TO LOCATE A SAFE TRAY BELOW THE WATER TANK (SEE FIGURE 4). THE SAFE TRAY SHALL INCORPORATE A DRAIN WITH A MINIMUM DIAMETER OF 40 MM. WHERE THE TANK OVERFLOW DISCHARGES INTO THE SAFE TRAY,THE DIAMETER OF THE SAFE TRAY DRAIN SHALL BE GREATER THAN THE OVERFLOW PIPE FROM THE TANK AND COMPLY WITH PARAGRAPH 5.2.2 *[REFERENCE G12 : 5.2.3 SAFE TRAYS]*

P03 - GULLY TRAP DETAIL 1:50



P03 - GULLY TRAP DETAIL 1:50

01 - PLUMBING PLAN 1:100

ISSUE : CONSENT	**PROJECT:** **PROPOSED RESIDENCE** **For:** **BD PROPERTIES 2024 LTD**	**SITE ADDRESS :** **(LOT 1) 2 RIPI STREET, KAIKOHE** **LOT : 1** **DP : 134188**	DRAWING TITLE **PLUMBING PLAN**	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 20/08/2025 Job # **25-0424** SHEET: **8** PROJECT STATUS: WD2

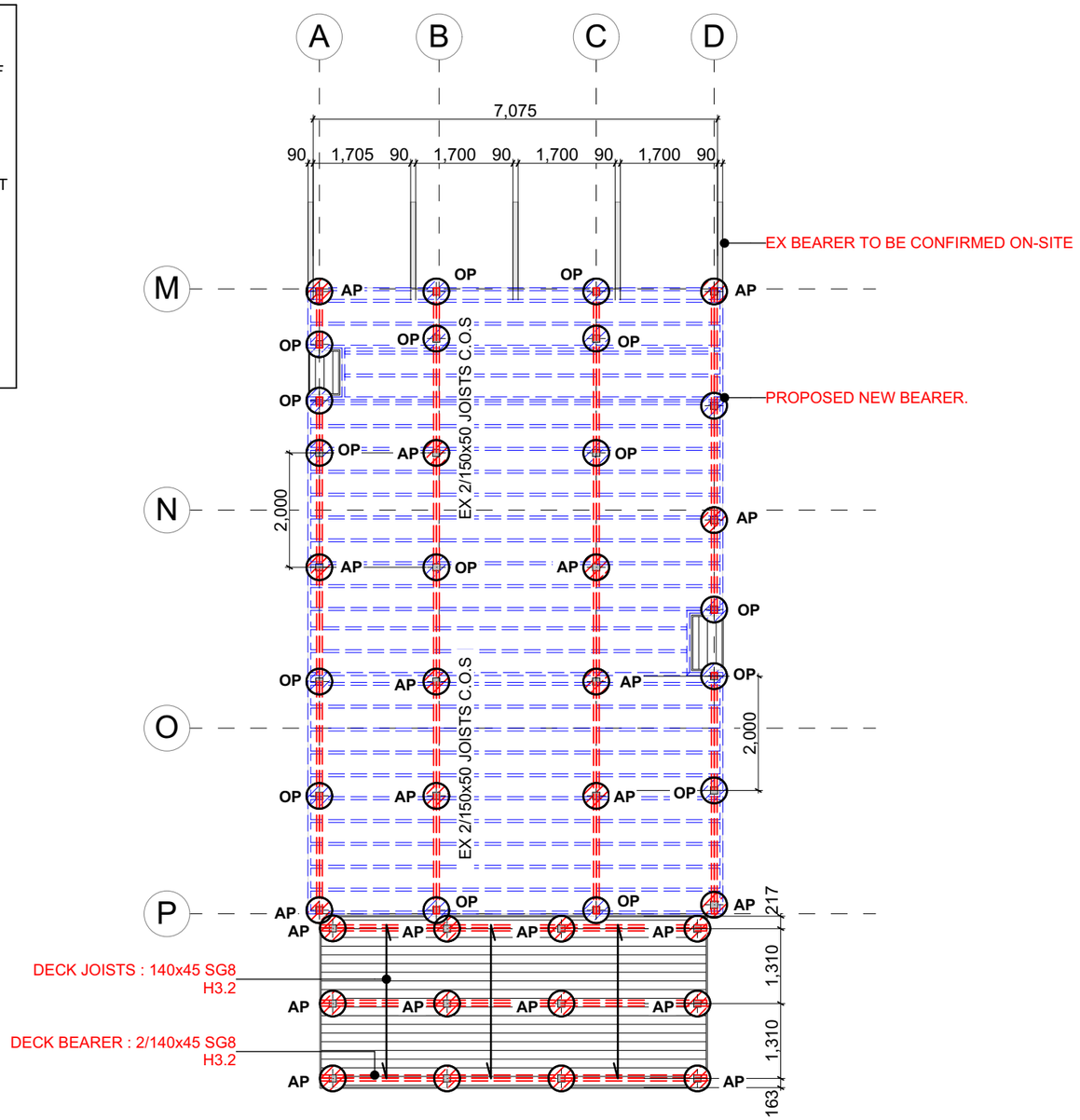
STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY

ENGINEER NOTES : REFER ENGINEER DRAWINGS

NOTES:
1. PRE-DRILLING THROUGH STILL CRUST WITH SMALLER DIAMETER OF AUGER IS RECOMMENDED.
2. TEST PILE IS RECOMMENDED AND CAN BE USED AS PRODUCTION PILE IF THE SATISFACTORY EMBEDMENT AND SETS ARE ACHIEVED.
3. POLES TO BE DRIVEN WITH HAMMER OF 500KG AND DROP HEIGHT OF 1.5M. MINIMUM SET OF 38MM TO BE ACHIEVED, THOUGH THIS WILL LIKELY BE LESS WHEN PILES REACH THE HARD BASALT ROCK DEPOSIT
DESIGN BASED ON REPORT: BY: WILTON JOUBERT LTD.
DATED: 11-02-2025
REFERENCE: 138618
SPECIALLY:
1. UNDRAINED SHEAR STRENGTH OF STIFF CRUST: 80KPA MIN.
2. HARD BASALT ROCK DEPOSITS PRESENT FROM APPROXIMATELY 2.7M TO 3.8M BELOW EXISTING GROUND LEVEL. STIFF CRUST LAYER PRESENTS FROM APPROXIMATELY 1.6M BELOW EXISTING GROUND LEVEL.

IMPORTANT NOTE
GEOTECHNICAL ENGINEER TO INSPECT HOLES ONCE DRILLED & PRIOR TO CONCRETING.



VENTILATION OPENING AREA REQUIRED
TO PREVENT SUBFLOOR DAMPNESS, PROVIDE SUBFLOOR VENTILATION OPENINGS OVER THE WHOLE SUBFLOOR AREA. VENTILATION OPENINGS SHALL BE NOT LESS THAN 3500MM² PER M² OF THE FLOOR AREA AND DISTRIBUTED AROUND THE
FOUNDATION PERIMETER OR BASEBOARDS WITH MIN. 20MM CONTINUOUS AIR GAPS.
ACCESS TO SUBFLOOR
ACCESS SHALL BE PROVIDED TO PERMIT VISUAL INSPECTION OF ALL SUBFLOOR FRAMING MEMBERS. A CRAWL SPACE FOR THIS PURPOSE SHALL BE NOT LESS THAN 450MM HIGH TO THE UNDERSIDE OF THE FLOOR JOISTS. A CLEAR HORIZONTAL SEPARATION OF NOT LESS THAN 450MM SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF ANY WALL CLADDING AND THE ADJACENT GROUND. (REFER TO NZS 3604:2011, FIGURE 6.21) 2.2)

FLOOR FRAMING:
EX JOISTS - 150x45 @ 450crS
EXISTING SPAN 3.15m

EX BEARERS - 2/150x45
CONTRACTOR IS REQUIRED TO CONFIRM FINAL PLACEMENT ON-SITE

PILES - H5 SG8 125SQ @ 1650mm C/C

OP

ORDINARY PILE : ENG NOTE : ORDINARY PILE: 175SED NORMAL DENSITY POLE TO BE DRIVEN INTO THE INFERRED HARD BASALT ROCK DEPOSIT WITH A MINIMUM SET OF 35mm. FINAL DEPTH AND SETS SHALL BE DETERMINED BASED ON TEST PILES. ORDINARY TOP FIXING AS PER NZS3604: 2011

AP

ANCHOR PILE : ENG NOTE : ANCHOR PILE: 175SED NORMAL DENSITY POLE TO BE DRIVEN INTO THE INFERRED, HARD BASALT ROCK DEPOSIT WITH A MINIMUM SET OF 35mm. FINAL DEPTH AND SETS SHALL BE DETERMINED BASED ON TEST PILES. 6KN TOP FIXING AS PER NZS3604: 2011. FIXING IS NO MORE THAN 600MM FROM FINISHED GROUND.

ALL CONCRETE STRENGTH SHALL BE MIN 20MPA

NOTE:
- DURABILITY ZONE: OUTSIDE SEASPRAY ZONE
- ALL FIXINGS OUTSIDE SEASPRAY ZONE SHALL BE:CLOSED ENVIRONMENT= STANDARD ZINC COATED STEEL
MORE THAN 600MM ABOVE FGL = HOT DIPPED GALVANISED STEEL
POST CONNECTIONS TO FOOTINGS AND BEAMS = HOT DIPPED GALVANISED STEEL LESS THAN 600MM ABOVE FGL =TYPE 304 STAINLESS STEEL.
STRUCTURAL FIXINGS FOR DECKS =TYPE 304 STAINLESS STEEL.

IMPORTANT NOTE

CONTRACTORS TO CHECK ALL TIMBERS AND CONFIRM IN ACCEPTABLE CONDITION. ANY TIMBERS NOT UP TO STANDARD MUST BE REPLACED OR FLITCHED WITH THE CORRESPONDING SG8 TIMBER SIZE

BRACING OF DECKS (LESS THAN 2M FROM BUILDING)
DECKS WITH STRINGERS AND/OR JOISTS BOLTED TO THE BUILDING ON ONE OR MORE SIDES AND WHICH PROJECT NO MORE THAN 2M FROM THE BUILDING, DO NOT REQUIRE SUBFLOOR BRACING

GENERAL NOTES: SITE PREPARATION
BEFORE A BUILDING IS ERECTED ON ANY SITE, ALL RUBBISH, NOXIOUS AND ORGANIC MATTER SHALL BE REMOVED FROM THE AREA TO BE COVERED BY THE BUILDING
FOUNDATIONS
GROUND BEARING MUST BE CONFIRMED ON SITE PRIOR TO POURING IF ANY CONCRETE.
DURABILITY OF FIXTURES
TREATED TIMBER PILE CONNECTORS WITHIN 600MM OF THE GROUND TO BE TYPE 304 STAINLESS STEEL. ALL STRUCTURAL FIXINGS TO H3.2 OR ABOVE TREATMENT TO BE STAINLESS STEEL 304.
MINIMUM GROUND CLEARANCE
TIMBER SUBFLOOR
A) MINIMUM CLEARANCE OF 450MM FROM UNDERSIDE OF JOISTS TO FINISHED GROUND LEVEL.
B) MINIMUM CLEARANCE OF 550MM FROM PARTICLEBOARD FLOOR TO FINISHED GROUND LEVEL
BOLTS AND COACH SCREWS
IN BOLTED JOINTS, WASHERS SHALL BE PROVIDED AT EACH TIMBER SURFACE UNDER THE BOLT OR COACH SCREW HEAD AND AT THE NUT. FOR M12 THE WASHERS SHALL BE NOT LESS 50X50X3MM IF SQUARE OR NOT LESS THAN 55MM DIA. X 3MM IF ROUND. FOR LESS 50X50X4MM IF SQUARE OR NOT LESS THAN 55MM DIA. X M16 BOLTS THE WASHERS SHALL BE NOT 4MM IF ROUND
WIRE DOGS
WIRE DOGS SHALL BE OF STEEL OF AT LEAST 4.9MM DIAMETER AND SHALL PENETRATE 30MM MIN. INTO EACH PIECE OF TIMBER. (NZS 3604:2011, FIGURE 2.2)

- DO NOT SCALE FROM DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND ALL OTHER RELATED DOCUMENTS.

- MAINS POWER AND WATER SUPPLY TO PENETRATE FLOOR WHERE NO BRACING ELEMENTS ARE TO BE INSTALLED ABOVE. REFER TO BRACING PLAN FOR BRACE LOCATIONS.

- DPM SHALL BE IN ACCORDANCE WITH NZS3604 (POLYETHYLENE SHEET, MIN. 0.25MM). DO NOT USE MULTIPLE LAYERS. ALL PENETRATIONS THROUGH THE DPM SHALL BE SEALED.

01
-

FOUNDATION PLAN
1:100

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
(LOT 1) 2 RIPI STREET, KAIKOHE
LOT : 1
DP : 134188

DRAWING TITLE
FOUNDATION PLAN

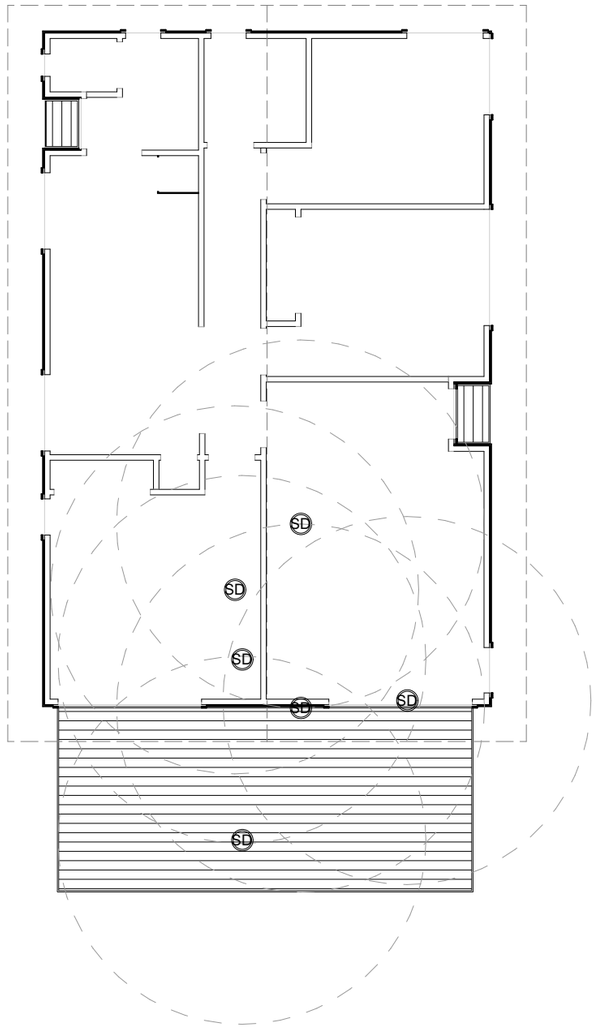
Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 20/08/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**9**	WD2

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY



KEY

SMOKE DETECTORS: SD

MECHANICAL VENTILATION: V

SMOKE DETECTORS - INTERCONNECTED
AN AUTOMATIC SMOKE DETECTION WITH HUSH BUTTON ALARM SYSTEM IS REQUIRED IN EACH BEDROOM, LIVING SPACE & HALLWAYS. AND NO FURTHER THAN 5M FROM A WALL OR 5M FROM OTHER UNITS.

REFER APPROVED DOCUMENT NZS4514:2011

SMOKE ALARMS SHALL BE LISTED OR APPROVED BY A RECOGNIZED AUTHORITY AS COMPLYING WITH LEAST ONE (1) OF: UL 217, ULC S531, AS 3786, BS 5446 PART 1

MECHANICAL VENTILATION REQUIREMENTS:
NZBC G4: "1.2.5 SPACES IN HOUSEHOLD UNITS AND ACCOMMODATION UNITS THAT CONTAIN COOKTOPS, SHOWERS AND BATHS MUST HAVE MECHANICAL EXTRACT FANS INSTALLED TO REMOVE MOISTURE GENERATED BY THESE FIXTURES. MECHANICAL EXTRACT FANS (INCLUDING ASSOCIATED DUCTING) MUST HAVE A FLOWRATE NOT LESS THAN: A) 25 L/S FOR SHOWERS AND BATHS, AND
B) 50 L/S FOR COOKTOPS.

LIGHTING:
ALL LIGHTING TO BE "ICF RATED" TYPE LUMINAIRES IN ACCORDANCE WITH AS/NZS 60598.2.2 TO COMPLY WITH NZBC H1/AS1 ENERGY EFFICIENCY

NZBC G8 STATES: FUNCTIONAL REQUIREMENT :
G8.2 SPACES WITHIN BUILDINGS USED BY PEOPLE, SHALL BE PROVIDED WITH ADEQUATE ARTIFICIAL LIGHTING WHICH, WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT, WILL ENABLE SAFE MOVEMENT.

PERFORMANCE: G8.3 ILLUMINANCE AT FLOOR LEVEL SHALL BE NO LESS THAN 20 LUX. [REFERENCE: NZBC CLAUSE G8]

ALL LIGHTING TO BE "CA RATED" TYPE LUMINAIRES IN ACCORDANCE WITH AS/NZS 60598.2.2 TO COMPLY WITH NZBC H1/AS1 ENERGY EFFICIENCY

NOTES:
- ALL ELECTRICAL WORK TO BE CARRIED OUT BY SUITABLY QUALIFIED PERSONS, ALL ELECTRICAL FITTINGS, AND LAYOUTS TO BE IN ACCORDANCE WITH THE RELEVANT STANDARDS

- SITE WALK TO BE CARRIED OUT BETWEEN CONTRACTOR AND OWNER TO CONFIRM LAYOUT

CONTRACTOR TO ENSURE METERBOX & DISTRIBUTION BOARD ARE NOT WITHIN A BRACED WALL. (REFER TO BRACING PLANS)

-

ELECTRICAL PLAN
1:100

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
(LOT 1) 2 RIPI STREET, KAIKOHE
LOT : 1
DP : 134188

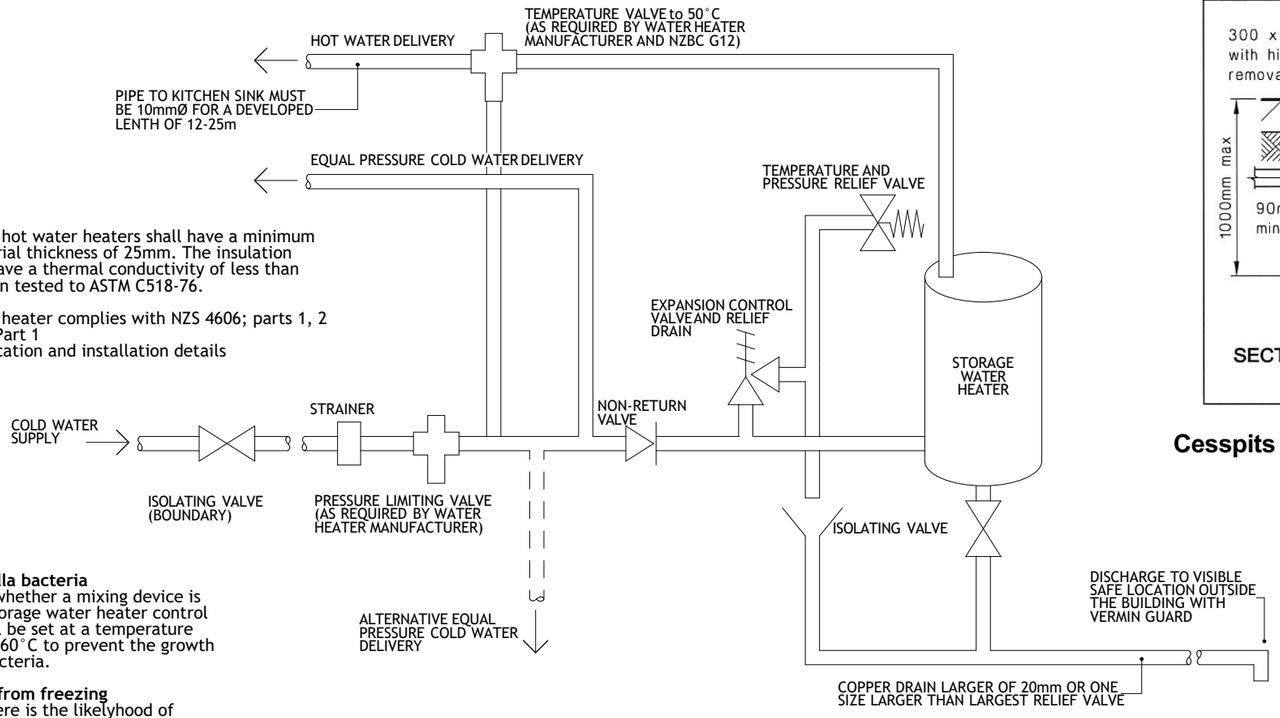
DRAWING TITLE
ELECTRICAL PLAN

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800
Date: 20/08/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**10**	WD2

STRAIGHTLINE ARCHITECTURAL

FIGURE 8 NZBC G12/AS1
MAINS PRESSURE STORAGE WATER HEATER SYSTEM (UNVENTED)



HWC NOTES
Electric storage hot water heaters shall have a minimum insulation material thickness of 25mm. The insulation material shall have a thermal conductivity of less than 24mW/M°C when tested to ASTM C518-76.
COMPLIANCE
Electric storage heater complies with NZS 4606; parts 1, 2 and 3, AS 1056:Part 1
See plans for location and installation details

NZBC G12/AS1
6.14.3 Legionella bacteria
Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

7.2 Protection from freezing
7.2.1 Where there is the likelyhood of freezing, hot and cold water supply systems shall be protected in the following manner:

a) Piping outside the building thermal envelope shall be insulated,

b) Piping buried in the ground shall be insulated or insulated below a level affected by freezing, and

c) Storage water heater vent pipes shall be insulated (see Figure 17).

7.2.2 In climates where freezing temperatures are likely for a period of greater than 24 hours an expansion control valve is required in addition to vent pipe insulation (see Figure 17)

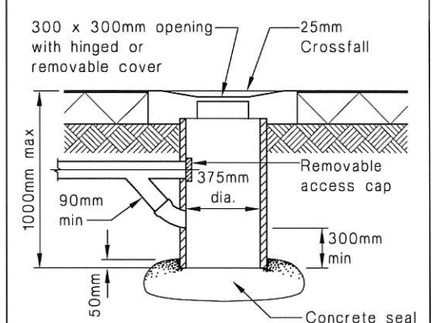
TABLE 4 NZBC G12/AS1
TEMPERING VALVEAND NOMINAL PIPE DIAMETERS

	LOW PRESSURE (i.e HEADER TANK SUPPLY OR LOW PRESSURE)	LOW AND MEDIUM PRESSURE UNVENTED (VALVE VENTED) AND AND OPEN VENTED	MAINS PRESSURE
PRESSURE OF WATER AT TEMPERING VALVE (kPa)	20-30	30-120	OVER 300
METRES HEAD (m)	2-3	>3-12	OVER 30
MINIMUM TEMPERING VALVESIZE	25mm	20mm	15mm
PIPES TO TEMPERING VALVE	25mm (SEE NOTE 3)	20mm	20mm (15mm OPTIONAL) (SEE NOTE 1)
PIPES TO SHOWER	20mm	20mm (SEE NOTE 4)	20mm (SEE NOTE 5) (15mm OPTIONAL) (SEE NOTE 1)
PIPES TO SINK/LAUNDRY (SEE NOTE 2)	20mm	20mm	15mm
PIPES TO BATH (SEE NOTE 2)	20mm	20mm	15mm
PIPES TO BASINS (SEE NOTE 2)	15mm	15mm	10mm

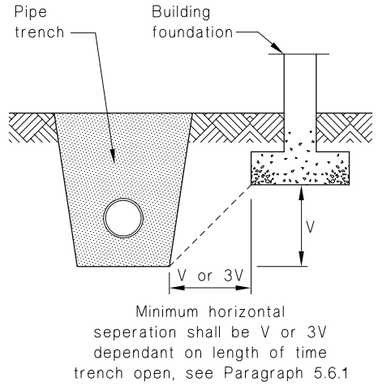
NOTES:
1. IF SUPPLIED BY SEPERATE PIPE FROM STORAGE WATER HEATER TO A SINGLE OUTLET.
2. THIS TABLE IS BASED ON MAXIMUM PIPE LENGTHS OF 20 METRES.
3. 2m MAXIMUM LENGTH FROM WATER HEATER OUTLET TO TEMPERING VALVE.
4. 15mm IF DEDICATED LINE TO SHOWER.
5. 10mm IF DEDICATED LINE TO SHOWER.

HWC DETAIL
SCALE1:1

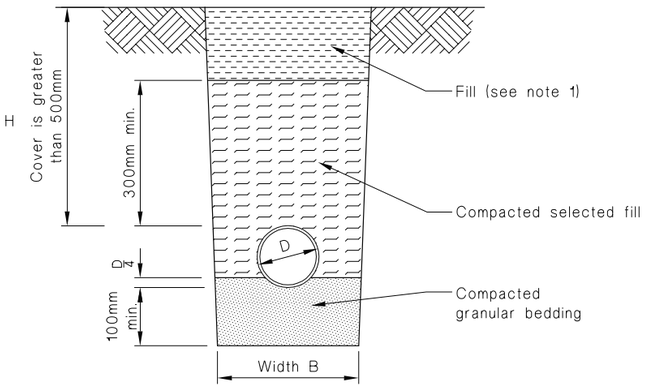
Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



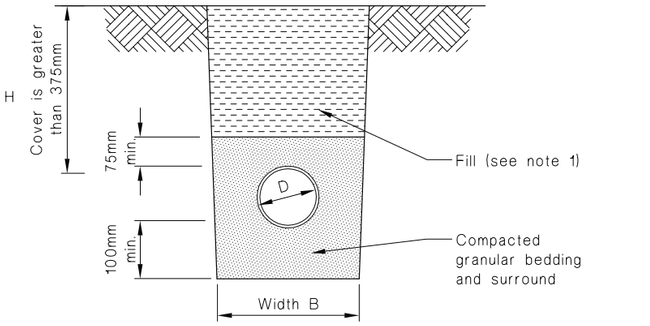
Cesspits are type 1 as per NZBC E1 / AS1



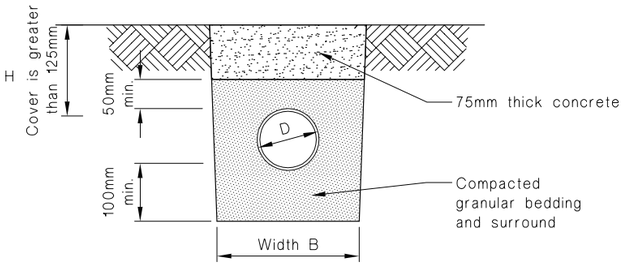
Minimum horizontal seperation shall be V or 3V dependant on length of time trench open, see Paragraph 5.6.1



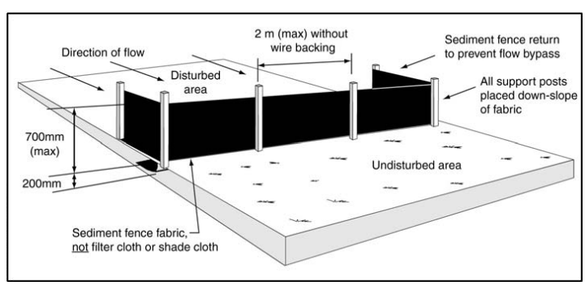
(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



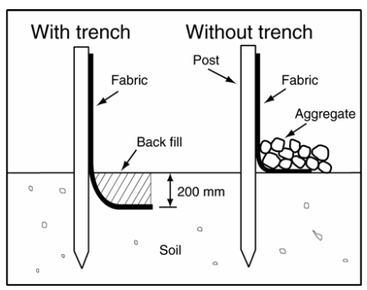
(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm

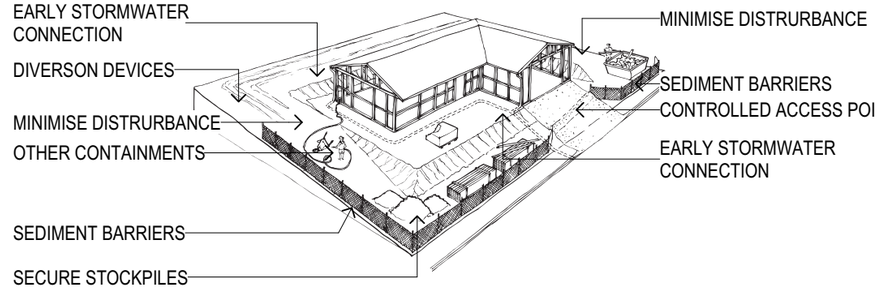


(c) Cover between 125mm and 375mm



SEDIMENT FENCING

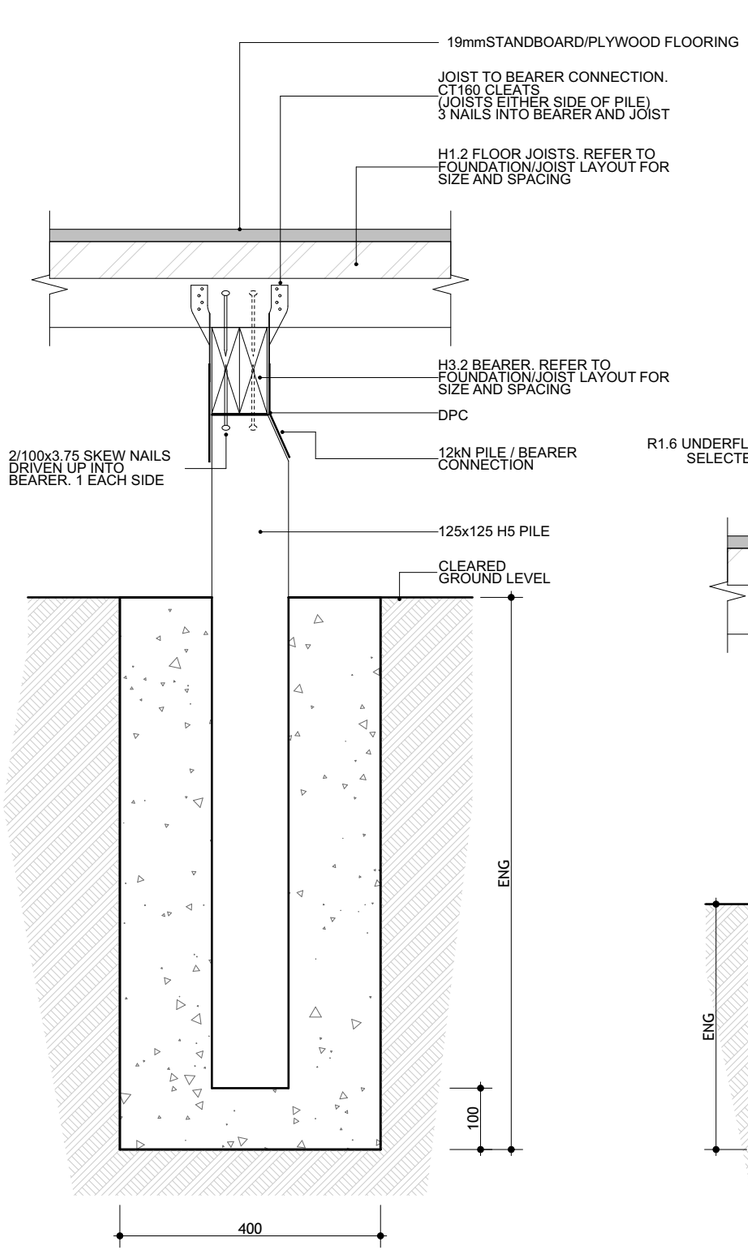




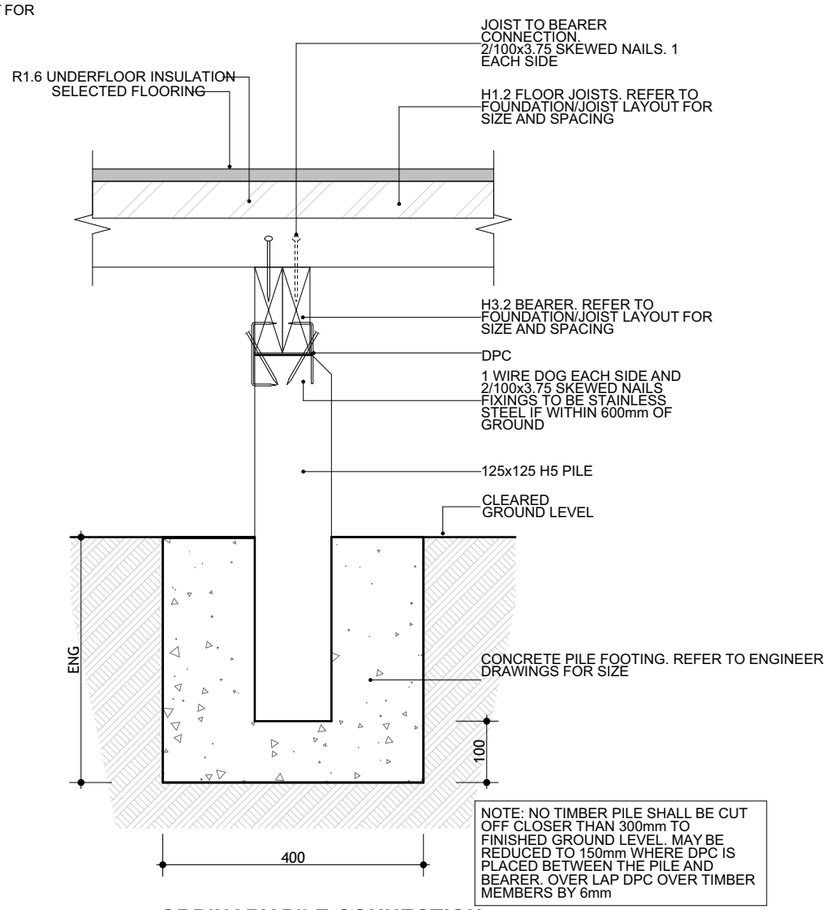
SEDIMENT FENCING DETAILS TYPICAL SEDIMENT CONTROL REQUIREMENTS

ISSUE : CONSENT	PROJECT: PROPOSED RESIDENCE For: BD PROPERTIES 2024 LTD	SITE ADDRESS : (LOT 1) 2 RIPI STREET, KAIKOHE LOT : 1 DP : 134188	DRAWING TITLE SITE DETAILS	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 20/08/2025 Job # 25-0424 / SHEET: 11 / PROJECT STATUS: WD2 STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY

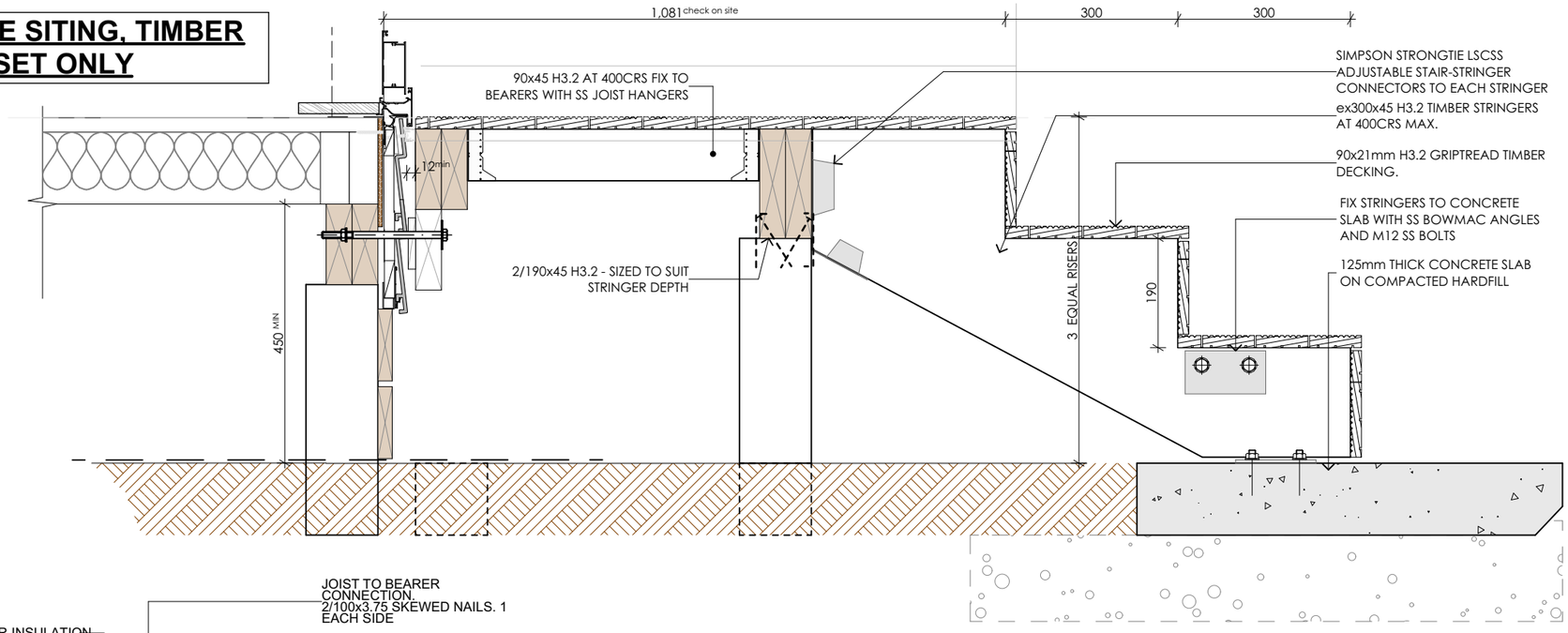


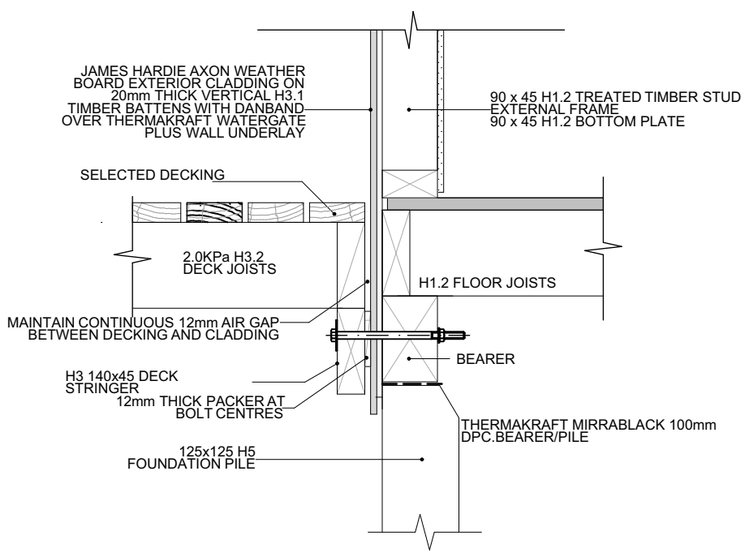
ANCHOR PILE CONNECTION
SCALE 1:10



NOTE: NO TIMBER PILE SHALL BE CUT OFF CLOSER THAN 300mm TO FINISHED GROUND LEVEL. MAY BE REDUCED TO 150mm WHERE DPC IS PLACED BETWEEN THE PILE AND BEARER. OVER LAP DPC OVER TIMBER MEMBERS BY 6mm

ORDINARY PILE CONNECTION
SCALE 1:10





TIMBER FLOOR /DECK FIXING DETAIL

ST02
-

TIMBER FOUNDATIONS
1:10

ISSUE : CONSENT	**PROJECT:** **PROPOSED RESIDENCE** For: **BD PROPERTIES 2024 LTD**	**SITE ADDRESS :** **(LOT 1) 2 RIPI STREET, KAIKOHE** **LOT : 1** **DP : 134188**	DRAWING TITLE **DETAILS**	Email: BRADLEY@STRAIGHT-LINE.CO.NZ Phone: 021660800 Date: 20/08/2025 Job # **25-0424** / SHEET: **12** / PROJECT STATUS: WD2	STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY

Subfloor Bracing Markup #1
WJL# 142017
18/08/2025

Lot 1 : DP 134188
2 Ripi Street
Kaikohe, Northland

NOTE:

1. Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA)

2. Assumed design parameters (to be confirmed):- Geotechnical Assessment Report by Wilton Joubert Ltd., Ref.: 138618, Dated 11/02/2025 Specially:

a. Undrained shear strength of stiff crust: 80kPa min.

b. Hard basalt rock deposits are present from approximately 2.7 m to 3.8 m below the existing ground level. The stiff crust layer extends to approximately 1.6 m below the existing ground level.

3. These mark-ups are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.

4. Contact the architect/engineer if any discrepancies are found.

LEGEND:

Anchor Pile: A 175 SED normal-density pole is to be driven into the inferred hard basalt rock deposit, with a minimum set of 35 mm to be achieved. Final depth and set requirements shall be determined based on test pile results. A 6 kN top fixing is required in accordance with NZS 3604:2011, located no more than 600 mm above finished ground level.

Ordinary Pile: A 175 SED normal-density pole is to be driven into the inferred hard basalt rock deposit, with a minimum set of 35 mm to be achieved. Final depth and set requirements shall be determined based on test pile results. Ordinary top fixing is to be provided in accordance with NZS 3604: 2011.

NOTES:

1. Pre-drilling through the stiff crust using a smaller-diameter auger is recommended.

2. A test pile is recommended and may be used as a production pile if satisfactory embedment and set criteria are achieved.

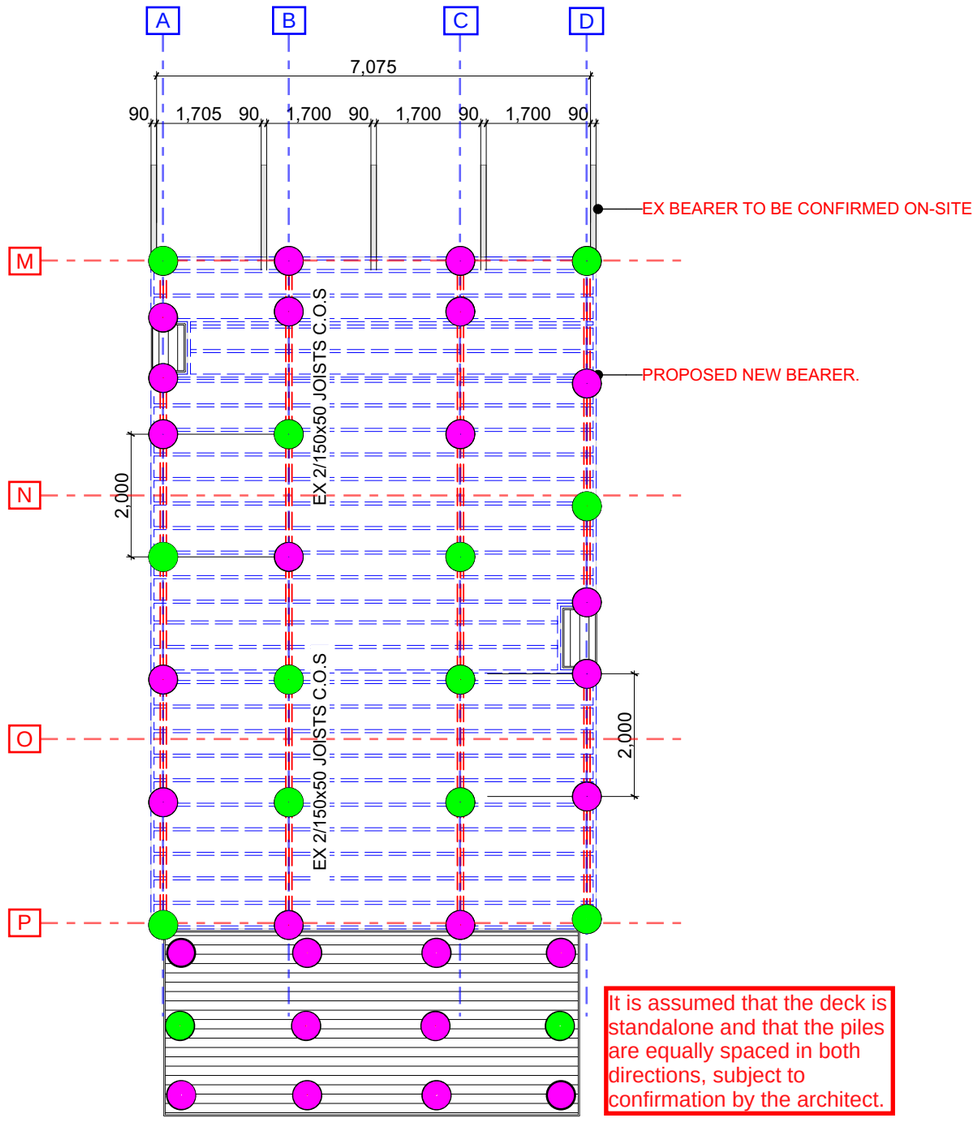
3.Poles are to be driven using a 500 kg hammer with a drop height of 1.5 m.

Note: For specific items as defined in Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

WILTON JOUBERT
Consulting Engineers

IMPORTANT NOTE
GEOTECHNICAL ENGINEER TO INSPECT HOLES ONCE DRILLED & PRIOR TO CONCRETING.



It is assumed that the deck is standalone and that the piles are equally spaced in both directions, subject to confirmation by the architect.

VENTILATION OPENING AREA REQUIRED
TO PREVENT SUBFLOOR DAMPNESS, PROVIDE SUBFLOOR VENTILATION OPENINGS OVER THE WHOLE SUBFLOOR AREA. VENTILATION OPENINGS SHALL BE NOT LESS THAN 3500MM² PER M² OF THE FLOOR AREA AND DISTRIBUTED AROUND THE
FOUNDATION PERIMETER OR BASEBOARDS WITH MIN. 20MM CONTINUOUS AIR GAPS.
ACCESS TO SUBFLOOR
ACCESS SHALL BE PROVIDED TO PERMIT VISUAL INSPECTION OF ALL SUBFLOOR FRAMING MEMBERS. A CRAWL SPACE FOR THIS PURPOSE SHALL BE NOT LESS THAN 450MM HIGH TO THE UNDERSIDE OF THE FLOOR JOISTS. A CLEAR HORIZONTAL SEPARATION OF NOT LESS THAN 450MM SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF ANY WALL CLADDING AND THE ADJACENT GROUND. (REFER TO NZS 3604:2011, FIGURE 6.21) 2.2)

FLOOR FRAMING:
EX JOISTS - 150x45 @ 450crS
EXISTING SPAN 3.15m

EX BEARERS - 2/150x45
CONTRACTOR IS REQUIRED TO CONFIRM FINAL PLACEMENT ON-SITE

PILES - H5 SG8 125SQ @ 1650mm C/C

OP

ORDINARY PILE : ENG NOTE : ORDINARY PILE: 175SED NORMAL DENSITY POLE TO BE DRIVEN INTO THE INFERRED, HARD BASALT ROCK DEPOSIT. FINAL DEPTH AND SETS SHALL BE DETERMINED BASED ON TEST PILES. ORDINARY TOP FIXING AS PER NZS3604: 2011

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NOTE:
- DURABILITY ZONE: OUTSIDE SEASPRAY ZONE
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MORE THAN 600MM ABOVE FGL = HOT DIPPED GALVANISED STEEL
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IMPORTANT NOTE

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GENERAL NOTES: SITE PREPARATION
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DURABILITY OF FIXTURES
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MINIMUM GROUND CLEARANCE
TIMBER SUBFLOOR
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IN BOLTED JOINTS, WASHERS SHALL BE PROVIDED AT EACH TIMBER SURFACE UNDER THE BOLT OR COACH SCREW HEAD AND AT THE NUT. FOR M12 THE WASHERS SHALL BE NOT LESS 50X50X3MM IF SQUARE OR NOT LESS THAN 55MM DIA. X 3MM IF ROUND. FOR LESS 50X50X4MM IF SQUARE OR NOT LESS THAN 55MM DIA. X M16 BOLTS THE WASHERS SHALL BE NOT 4MM IF ROUND
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- DPM SHALL BE IN ACCORDANCE WITH NZS3604 (POLYETHYLENE SHEET, MIN. 0.25MM). DO NOT USE MULTIPLE LAYERS. ALL PENETRATIONS THROUGH THE DPM SHALL BE SEALED.

01
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FOUNDATION PLAN
1:100

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
(LOT 1) 2 RIPI STREET, KAIKOHE
LOT : 1
DP : 134188

DRAWING TITLE
FOUNDATION PLAN

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 9/08/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**9**	WD2

STRAIGHTLINE ARCHITECTURAL

NOTE : THIS BUILDING CONSENT SET RELATES TO THE SITING, TIMBER PILE FOUNDATIONS, DRAINLAYING IN THIS DRAWING SET ONLY

Subfloor Bracing Markup #1
WJL# 142017
18/08/2025

Lot 1 : DP 134188
2 Ripi Street
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Specially:

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signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

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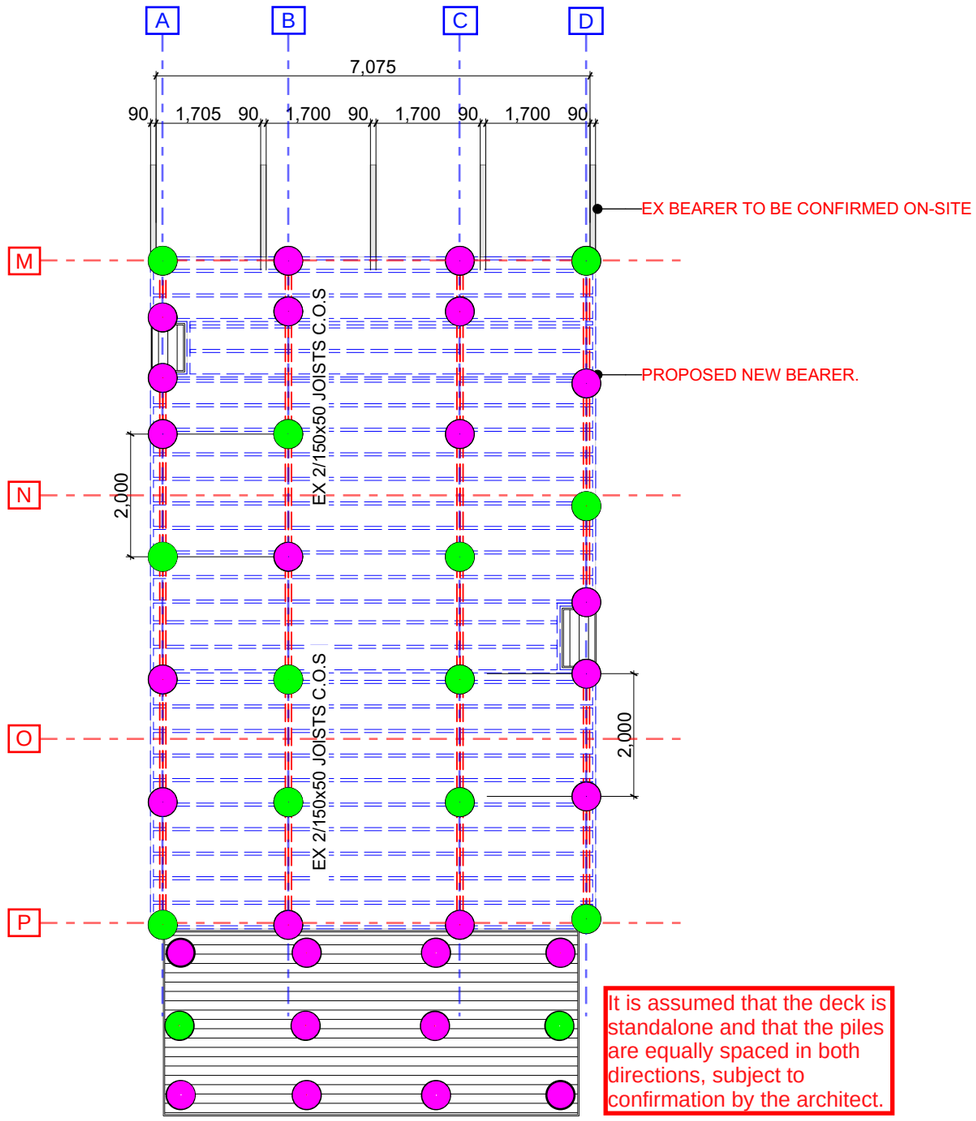

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01	FOUNDATION PLAN
-	1:100

ISSUE : CONSENT

PROJECT:
PROPOSED RESIDENCE
For:
BD PROPERTIES 2024 LTD

SITE ADDRESS :
(LOT 1) 2 RIPI STREET, KAIKOHE
LOT : 1
DP : 134188

DRAWING TITLE
FOUNDATION PLAN

Email: BRADLEY@STRAIGHT-LINE.CO.NZ
Phone: 021660800

Date: 9/08/2025

Job #	SHEET:	PROJECT STATUS:
25-0424	**9**	WD2

STRAIGHTLINE ARCHITECTURAL

AWARD INSPECTIONS
BUILDING CONSULTANTS

Relocation Report

2 Ripi Street, Kaikohe

Client: Beau Dickens

Inspection Date: 08/04/2025

Award Inspections Limited

Table of Contents

Executive Summary

Property Inspected: 2 Ripi Street, Kaikohe

Instructing Party: Katie Versteeg

Client: Beau Dickens

Date of Inspection: 08 April 2025

Scope of Report: The survey involved visual inspection of all accessible areas of the building to confirm that the building is suitable for relocation onto permanent foundations at the proposed site.

Summary: This summary is not intended to replace the entire report and should not be read in isolation. Other items noted in the report body may be considered, by the client, to be significant. It is recommended the entire report is read carefully.

The building appeared in a structurally sound condition and considered suitable for relocation after the following is repaired and inspected by local authority at CCC.

Seal along the window and door jambs where the seals have perished or missing.

Repair the damaged soffit cladding from transit. It's possible the soffit cladding contains ACMs-Asbestos Containing Materials. It is the PCBUs responsibility to inform any contractors of the potential hazard. It the soffit cladding is to be removed, have tested prior any works.

Remove and replace all damaged glass. Ensure safety glass is installed where required.

Install smoke alarms within 3 m of all bedrooms.

Place the building on a foundation plan in accordance with NZS 3604 Building Standards or to specific design.

Provide a producer's statement for all plumbing and drain laying works.

Provide an electrical certificate from a registered electrician for all electrical work.

Install baseboards with the correct ventilation system.

Install correct access for exits (decks or landings)

Report Issue Date:	03/03/2025
Prepared By:	**Nick Godfrey** BUILDING SURVEYOR AMBOINZ Level 1 & 2 | Accredited Building Surveyor

Inspection Details

The Surveyor

The building survey has been undertaken by Nick Godfrey who provides this objective and unbiased report. The Building Surveyor has no material connection with the instructing party or interest in the property and has the appropriate qualifications and experience to undertake the building survey.

On Site Personnel

Nil.

Our Client

Beau Dickens.

Other than the client or addressee, the report may not be relied upon by any third party. We accept no liability to third parties. Written consent is required for any third party wishing to rely on this report. We reserve the right to withhold that consent, or to review the contents of the report if consent for third party use is sought.

Building Description

Property Details

Building Type:	Freestanding home.

External Wall Construction:	Timber framed—Fibre-cement weatherboard cladding/Grooved Plywood
Roof Construction:	Pitched.
Roof Material:	Profiled metal.
Building Age:	1980s.
Number of Storeys:	Single storey.

Internal Finishes

Wall Linings:	Plasterboard. Paint Finished
Ceiling Linings:	Plasterboard. Pinex Tiles, Paint Finished
Floor Coverings:	Carpet and Vinyl Flooring.

Survey Methodology

The site survey was undertaken using visual aids only. All elements were inspected from ground level. Where access to the roof was gained, inspection was limited to areas which were safe. Roof voids, floor voids, confined spaces, services ducts/chambers were not inspected unless specifically detailed in the main body of the report.

A moisture meter was used to detect moisture content around windows, external doors, around sinks and other sanitary units, near DPC levels and any areas suspected of damp penetration as deemed necessary. It is not possible however to guarantee that all areas of water penetration have been covered due to possible leaks from hidden pipework, blocked drains etc. which are not readily evident during the survey. The condition and treatment type of any internal timber is not known.

Manufacturers of moisture meters stipulate that noninvasive moisture meters or meters in their non-invasive mode should not be used to provide percentage readings. In fact, the only time percentages can be provided with any certainty is when invasive probe testing is undertaken. However, where slightly high or greater moisture readings are indicated during the inspection, further investigation would be required to determine the source of the reading.

Definition of Terms Used for Indications of Moisture Readings.

Where non-invasive capacitance moisture meters have been used, the recorded percentages or digit readings are guidelines only.

As indicated by the manufacturer of the Protimeter moisture meter, “Normal” generally indicates moisture readings up to approximately 16%, "Slightly high" generally indicates moisture readings between 17% to 22%, "Higher" generally indicates moisture readings between 23% to 30%, "Very high" generally indicates moisture readings 30% and above.

The TrotecT650/T660 uses the capacitance method to determine measurements. These readings are displayed as "digits" on the LCD display. A list of common digit values of NZ conditions: -

- less than 40 digits = Dry
- 40-80 digits = Damp
- over 80 digits = Wet

Non-invasive testing and scanning are only a guide that establishes the likelihood of the presence of moisture and is deemed inconclusive. It is important to be aware that a lack of moisture indicators to some of the areas spot checked within the home does not confirm the property or these areas do not have moisture issues or historic concealed moisture damage.

Moisture levels can change significantly with the seasons and weather patterns; and are heavily influenced by wind and rain direction and can often be much lower in timber which has advanced decay. The same can occur with leaks in plumbing where plumbing, appliances and showers (kitchen, bathroom and laundry etc) have not been used for a period of time or are only used intermittently allowing areas to dry out after leaking has occurred.

Areas which have had historic moisture damage not evident or able to be sighted at the time of inspection will be subject to rapid deterioration and increased moisture readings after moisture is reintroduced causing leaking and damage to become more obvious and apparent.

Accurate moisture readings can only be obtained by intrusive methods and moisture testing, this type of moisture testing was not carried out on this property as this would require a scope of work to be defined and written consent from the homeowner.

We note past history of this property is unknown as is timber treatment type.

Should the moisture meter indicate damp, or wet readings further investigation will be required to establish the reason for the elevated readings the source of moisture, the extent of any passible moisture related damage which may be concealed, the best system for repair and to establish the cost of repairs.

Weathertightness

NZS 4306:2005 requires the surveyor to consider, when making the assessment, matters including, weathertightness risk and to provide information of the potential issues surrounding the weathertightness risks that have been identified and the potential damage including the need for specific weathertightness testing by a weathertightness assessor to determine the required remedial work.

	Risk Factor	Risk Severity	Comments
A	**Wind Zone:**	Low Risk	Low wind zone as described by NZS 3604
		Medium Risk	Medium wind zone as described by NZS 3604
		High Risk	**High wind zone as described by NZS 3604**
		Very High Risk	Very High wind zone as described by NZS 3604
		Extra High Risk	Extra high wind zone as described in NZS 3604 (4)
B	**Number of Storeys:**	**Low Risk**	**One storey**
		Medium Risk	Two storeys in part
		High Risk	Two storeys
		Very High Risk	More than two storeys
C	**Roof/Wall Junctions:**	**Low Risk**	**Roof to wall intersection fully protected (e.g., hip and gable roof with eaves)**
		Medium Risk	Roof to wall intersection partly exposed (e.g., hip and gable roof with no eaves)
		High Risk	Roof to wall intersection fully exposed (e.g., parapets, enclosed balustrades or eaves at greater than 90° to vertical with soffit lining)
		Very High Risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g., lower ends of aprons, chimneys, dormers etc)
D	**Eaves Width:**	**Low Risk**	**Greater than 600mm for single storey**
		Medium Risk	451-600mm for single storey, or over 600mm for two storey
		High Risk	101-450mm for single storey, or 451-600mm for two storey, or greater than 600mm above two storey
		Very High Risk	0-100mm for single storey, or 0-450mm for two storey, or less than 600mm above two storey
E	**Envelope Complexity:**	Low Risk	Simple rectangular, L, T or boomerang shape, with single cladding type
		Medium Risk	**Moderately complex, angular or curved shapes (e.g., Y or arrowhead) with no more than two cladding types)**
		High Risk	Complex, angular or curved shapes (e.g., Y or arrowhead) with multiple cladding types
		Very High Risk	As for High risk, but with junctions not covered in C or F of this table (e.g., box windows, pergolas, multi-storey re-entrant shapes etc)
F	**Decks:**	**Low Risk**	**None, timber slat deck or porch at ground level**
		Medium Risk	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
		High Risk	Enclosed deck exposed in plan or cantilevered at first floor level
		Very High Risk	Enclosed deck exposed in plan or cantilevered at second floor level or above

Report Limitations

This report is based on a visual inspection and covers the building fabric, super-structure and permanently fixed items only and does not cover any temporary fixtures, fittings or chattels on or at the property. It is intended to be an overview of the general condition focusing on defects of a reasonably significant nature/quantity not minor defects. Minor defects are defined in NZS 4306:2005 as a matter which, in view of the age, type or condition of the building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance.

For the avoidance of any doubt, this report is not a structural or geotechnical survey and does not cover the inspection or testing of any services unless specifically identified in the main body of the report. All comments relating to services are a guide only and should not be taken as verification that they are installed in accordance with current regulations. All recommendations should be verified by a suitably qualified engineer prior to any repairs proceeding.

No intrusive or destructive investigation has been undertaken and as such we have not inspected woodwork or other parts of the structure or services that are covered, unexposed or inaccessible. We are therefore unable to report that any such part of the structure is free from defect.

Signs of water ingress were searched for during our survey. However, this report cannot warrant that the building is free from water penetration from defective roofing, cladding, rainwater goods, rising damp or the like unless evident at the time of our visual inspection.

Recommendations on the most appropriate nature of maintenance are provided. These are not intended to be a specification or design and therefore cannot be held liable for any repairs/maintenance implemented either by Award Inspections Limited or any other third party without full design being undertaken.

This report is provided for the use of Beau Dickens only and may not be used by others without written permission from Award Inspections Limited. Award Inspections Limited accepts no liability to third parties who may act on the contents of this report.

This report specifically excludes any investigation or reporting on the below areas unless identified within the brief. Should a surveyor make additional cursory comment on any such matter for informative purposes the client should seek additional detailed advice from a suitably qualified person:

- Value of the property, legal title, restrictive covenants, rights of way
- Resource Consent matters, PIM reports, Statutory Notices
- Design for maintenance or repair works and long-term maintenance
- Building Consent issues including identification of illegal works
- Contamination, deleterious materials, geotechnical matters/ground stability
- Design or value of the surrounding area or environment
- Body Corporate matters and any shared financial commitments
- Building consent issues including the identification of unrecorded, unauthorised or illegal work

House Exterior

Defects and or damage requiring rectification may not be apparent to the inspector due to restrictions. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

Cladding Type

Fibre-cement Weatherboards. Grooved Plywood:	Painted. The cladding appeared in sound condition.

Windows & Doors

Material:	Aluminium.
Flashings:	Metal. Seals have perished/missing along some jambs. Replacement of seals is required.

Glazing/Seals:	Glass type is single glazed. Some glass panels have been damaged during transit. All damaged panels require replacement. Ensure safety glass is installed where required.

Doors

Material	Aluminium.
Flashings:	Metal.
Glazing/Seals:	Glass type is single glazed.

Roof

External Roof

Pitch: Approximately 15 degrees.

Roof Material: Trimdek profile metal sheet.

Flashings/Penetrations/Valleys

Material: Metal.

Eaves

Width: 600mm fibre-cement. The soffit cladding has been damaged and requires repairs or replacement. It's possible the soffit cladding contains ACMs-Asbestos Containing Materials. It is the PCBUs responsibility to inform any contractors of the potential hazard. It the soffit cladding is to be removed, have tested prior any works.

Fascias/Barge Boards

Material: Timber.

Spouting and Downpipes

Material: PVC

Interior Rooms

Overview

Overview of wet areas and internal finishing.

Interior Defects:

The interior linings appear in sound condition and considered fit for purpose. The wet areas have the required impervious floor and wall coverings. The kitchen benchtop requires installation upon siting.

Hot water system:

The hot water system must comply with current standards. Ensure the water temperature is no greater than 55 degrees.

Sub Floor and Footings

Sub Floor Area:

Framing and Bracing:

The subfloor framing consists of:
150mm x 50mm timber floor joists @ 600mm centres
200mm x 100mm timber bearers at 2.0m centres

Figure 1/2 overview of subfloor construction.

Insulation:

Nil.

Flooring:

Particleboard.

Roof Cavity

Framing and Bracing:

The roof framing consists of timber truss and purlins.

Statement of Limiting Conditions and Survey Policy

Purpose

This Survey has been completed for the specific purpose stated. No responsibility is accepted in the event that this report is used for any other purpose.

Responsibility to Third Party

Our responsibility in connection with this survey/inspection is limited to the client to whom the report is addressed and to that client only. We disclaim all responsibility and will accept no liability to any other party without first obtaining the written consent of Award Inspections Limited and the author of the report. Award Inspections Limited reserves the right to alter, amend, explain or limit any further information given to any other party.

Reproduction of Report

Neither the whole nor any part of this survey/inspection and report or any reference to it may be included in any published document, circular or statement without first obtaining our written approval of the form and context in which it may appear. Our report is only valid when bearing the Surveyor's original signature.

Legislation

We have not obtained a Land Information Memorandum (LIM) or Property Information Memorandum (PIM) for this property which, unless otherwise stated, is assumed to conform to all requirements of the Resource Management Act 1991, the New Zealand Building Code contained in the First Schedule to the Building Regulations 1992, the Building Act 2004 and any Historic Places Trust registration. Our survey/inspection reports are prepared on the basis that properties comply with all relevant legislation and regulations and that there is no adverse or beneficial information recorded on the Territorial Local Authority (TLA) property file, unless otherwise stated. Legislation that may be of importance in this regard includes the Health & Safety at Work Act 2015, the Fire Safety and Evacuation of Buildings Regulation 1992, and the Disabled Persons Community Welfare Act 1975.

Reliability of Data

The data and statistical information contained herein was gathered for survey purposes from reliable, commonly utilised industry sources. Whilst we have endeavoured to ensure that the data and information is correct, in many cases, we cannot specifically verify the information at source and therefore cannot guarantee its accuracy.

Assumptions

This report contains assumptions believed to be fair and reasonable at the date of survey/inspection. In the event that assumptions are made, based on information relied upon which is later proven to be incorrect or known by the recipient to be incorrect at the date of reporting, Award Inspections Limited reserves the right to reconsider the report, and if necessary, reassess survey/inspection.

Land Survey

We have made no survey of the subject property and assume no responsibility in connection with these matters. Unless otherwise stated, the survey/inspection has been assessed conditional upon all improvements being within the title boundaries.

Unless otherwise stated, we have not undertaken investigations or been supplied with geotechnical reports with respect to the nature of the underlying land. Unless otherwise stated, the survey/inspection has been assessed conditional upon the land being firm and suitable ground for the existing and/or potential development, without the need for additional and expensive foundation and retaining work or drainage systems.

Contamination

We have not undertaken an environmental audit of the property. Verification that the property is free from contamination and has not been affected by noxious materials should be obtained from a suitably qualified environmental expert.

Not a Structural Survey

Our inspection has been undertaken for survey/inspection purposes only and does not constitute a structural survey. Verification that the building is sound should be obtained from a suitably qualified building engineer.

Earthquake-Prone Buildings

We are aware that a number of buildings are, or may be potentially, affected by local territorial authority policies for 'earthquake-prone' buildings (Earthquake-Prone Building Policies) required to be in place under the Building Act 2004. The Earthquake-Prone Building Policies may require building owners to undertake engineering investigations and subsequent structural upgrading, demolition or other steps to meet the requirements of the Earthquake-Prone Building Policies. Unless otherwise stated, our survey makes no allowance for any costs of investigation, upgrading, demolition or other steps which may be incurred by the building owner to meet the requirements of Earthquake Prone Building Policies. We are not qualified to determine the 'earthquake-prone' status of the buildings. Advice should be obtained by a suitably qualified building engineer, to determine the 'earthquake-prone' status of the building and where required, an estimate of any costs for structural upgrading, demolition or other steps required for the building to meet the requirements of Earthquake-Prone Building Policies.

Systems

Our survey/inspection has been assessed conditional upon all hot and cold-water systems, electric systems, ventilating systems and other devices, fittings, installations or conveniences, including lifts and escalators where appropriate, as are in the building, being in proper working order and functioning for the purposes for which they were designed.

Water Leaks & Penetration Effects

We are aware that a number of buildings have developed problems associated with water leaks, water penetration, weatherproofing, moisture and water exit control systems, mould, fungi, mildew, rot, decay, gradual deterioration, microorganisms, bacteria, protozoa or like forms. Problems can result from defects in design, construction methods and materials used, or any combination of defects.

No intrusive or destructive investigation has been undertaken and as such we have not inspected woodwork or other parts of the structure or services that are covered, unexposed or inaccessible. We are therefore unable to report that any such part of the structure is free from defects.

Signs of water ingress were searched for during our survey. However, this report cannot warrant that the building is free from water penetration from defective roofing, cladding, rainwater goods, rising damp or the like unless evident at the time of our visual inspection.

Additional Terms – Inspection and Reporting (Non-invasive)

+ The Client will be responsible for identifying the building, including identifying any accessory units where the building is part of a multi-unit complex. The Client will arrange for the Consultant to obtain reasonable access to the building including roof space and sub-floor space where reasonably and safely accessible. The Client will disclose to the Consultant any known defects which the Client is aware of, apparent or not, and any problem which may affect the integrity and use of the building or the facilitation of the inspection and reporting.
+ The inspection will be non-invasive and limited to those areas of the building which are readily and safely accessible and visible at the time of inspection. The inspection will not include any areas or items which are concealed behind finished surfaces (such as framing, plumbing, drainage, heating, ventilation or wiring) or any areas requiring the moving of anything which may impede access or limit visibility (such as moving floor coverings, insulation, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
+ The inspection will focus on identifying significant apparent defects at the time of the inspection. The Client acknowledges and accepts:
  (a) the limited purpose and limited scope of the inspection, and that it may not identify all past, present, or potential future defects;
  (b) the inspection will not be a compliance assessment against past or current requirements of the Building Code, including the Code's weathertightness requirements or any structural aspects, as this would require specific specialist advice;
  (c) descriptions in the inspection report of systems or any appliances will relate to existence only and not condition, adequacy or life expectancy;
  (d) the inspection report will not provide any guarantee or warranty (whether relating to merchantability, fitness for use or fitness for purpose) regarding the building or any item, system or component of the building and will not be relied on as such by the Client.

+ While the Consultant may use the visible presence of rot, decay or mould to aid in the assessment of the general condition of the building, the Client acknowledges and accepts that the inspection will not be a compliance assessment against the weathertightness requirements of the Building Code.
+ In addition to and without limiting anything stated in clauses 21 to 23 above, the following will be excluded from the scope of the inspection:
  (a) any area of the building or site or any item, system or component not specifically identified in the scope of the Services as needing to be inspected;
  (b) engineering/structural, architectural, geotechnical, geological, hydrological, land surveying or soils examinations;
  (c) dismantling of any system, structure or component or any invasive or destructive testing or analysis;
  (d) systems including electrical, plumbing, air conditioning, heating (including fire places and chimneys), security, fire warning and control, sewerage, storm water, ducted vacuum systems;
  (e) environmental hazards or conditions including the existence of asbestos, electromagnetic radiation, toxic or flammable chemicals, air or water contaminants, geological hazards or floods;
  (f) sheds, outhouses, detached buildings, swimming pools, spa pools, saunas and associated equipment, or appliances including but not limited to kitchen, leisure and laundry appliances;
  (g) common property or common areas, systems, structures or components where the building is part of a multi-unit complex unless specifically identified in the scope of the Services as needing to be inspected;
  (h) acoustical or other nuisance characteristics of any system, service, structure or component of the building or building complex, adjoining properties or neighborhood;
  (i) any legal, resource consent or building consent or compliance aspects including title, boundaries, occupational rights, resource and planning consent, building consent, Building Code compliance, building warrant of fitness or heritage obligations.
+ Any repair recommendations or indicative repair costings included in the inspection report will be for general guidance only. The Client will not rely on such recommendations or indicative costings in making any decision involving legal or financial commitment or repair work but will obtain specific advice from appropriate specialists. The Client accepts the risk that if defects and/or damage are identified, damage may continue to occur and/or new damage may occur to the building or its systems or components if any recommended repairs are not carried out properly and expeditiously by the Client.
+ The Client will give prompt written notice to the Consultant of the discovery of any material defect affecting the building not reported by the Consultant which the Client considers should have been identified. Except in an emergency situation, the Client will allow the Consultant 21 days from the Consultant's receipt of that notice to re-inspect the building prior to any repair work being undertaken. If the Client fails to give such notice and/or allow the re-inspection period, any liability of the Consultant in connection with the defect will be reduced (or extinguished) to the extent of any prejudice to the Consultant due to the Client's failure to comply with this clause.

Professional Indemnity Cover

We have in force at the time of supplying the above report, current professional negligence insurance appropriate to the nature and level of our business activities.

Please contact the writer should you wish to discuss any matters raised in this report.

Nick Godfrey
BUILDING SURVEYOR
AMBOINZ Level 1 & 2 | Accredited Building Surveyor

Award Inspections Limited
M +64 21 131 3998
E nick@awardinspections.co.nz

Appendix A
Certificate of Inspection

Certificate of Inspection in Accordance with NZS 4306:2005

Client:	Beau Dickens
Address:	2 Ripi Street, Kaikohe
Inspectors Name:	Nick Godfrey
Inspectors Qualifications:	AMBOINZ Level 1 & 2
Date of Inspection:	08 April 2025

The following areas of the property have been inspected:

		Yes	No
A	Site	X	
B	Subfloor	X	
C	Exterior	X	
D	Roof Exterior	X	
E	Roof Space	X	
F	Interior	X	
G	Services	X	
H	Accessory Units, Ancillary Space and Buildings		X

Any limitations to the coverage of the inspection are detailed in the written report.

Certification

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspection, and I am competent to undertake this inspection.

Nick Godfrey
BUILDING SURVEYOR
AMBOINZ Level 1 & 2 | Accredited Building Surveyor

Award Inspections Limited
M +64 21 131 3998
E nick@awardinspections.co.nz

BUILDING DETAIL
22 Wilsher Crescent, Henderson, Auckland

Framing	Size	Spacing	Type	Condition Rot/Borer	Recommendation
Bearers	100x75mm ON FLAT	1.8mts	Pine	Good	Acceptable
Floor joists	150x50mm	450mm	Pine	Good	Acceptable
Flooring	Ex. 80mm	T&G	Hardwood	Good	Acceptable
Wall Framing	100x50mm	Approx. 500mm	Pine	Good	Acceptable
Roof: Trusses	100x50mm	450mm	Pine	Good	Acceptable
Roof: Battens	Ex. 40mm	330mm	Pine	Good	Acceptable
Under purlin struts/beam	AV unit &100x50mm underpurlins			Good	Acceptable

KEY: Good, Fair & Poor condition

	Type	Condition	Comments
Exterior cladding	Ex.140mm horizontal timber weatherboards with metal corner scribers	Good	Acceptable
Interior Linings (Walls)	Hardboard linings	Good	Acceptable
Interior Linings (Ceilings)	Hard plaster sheets	Good	Acceptable
Insulation (Floor)	R1.5 Manmouth blanket type	Good	Acceptable
Insulation (Walls)	None		
Insulation (Ceiling)	R2.9 Manmouth blanket type	Good	Acceptable
Joinery:	Timber casement joinery	Good	Acceptable
Roof	Heavy concrete tiles	Good	Acceptable
Spouting	Pvc guttering and down pipes	Good	Acceptable

Finish (Interior)	Painted walls and ceiling	Good	Acceptable
Finish (Exterior)	Painted exterior cladding and roof	Good	Acceptable

GENERAL COMMENTS

The building elements are suitable for the building and are safe and sanitary for habitable use.

Christopher Swain, Building Consultant, NZCD
2/50 Kesteven Avenue, Glendowie
Phone 021 585 140 & Email: christopherswainconsulting@gmail.com

12/8/2025
Far North District Council
Dear Sir, Ms.

REPORT ON: **House at 22 Wilsher Crescent, Henderson, Auckland**

FOR: **Beau Dickins, E: BDproperties24@hotmail.com & Phone: 0204374278**

TO: **2 Ripi Street, Kaikohe, Far North District**

BRIEF: I have inspected the described building as shown.

EXTERIOR AND GENERAL OBSERVATION

The existing single storey building has timber weatherboard cladding, timber stud framing, and a heavy tile roof.
The timber window joinery, was built to specifications acceptable at the time of construction with solid
soffits.

The subfloor to the building has 150x50mm timber joists with 100x75mm on flat bearers, insulation and a solid timber flooring throughout.

The ceiling space has 100x50mm trusses with purlins, an AV unit, building paper and
insulation.


JOB

The kitchen and dining areas have timber flooring, vinyl top bench and return, a stainless steel sink, cupboards underneath and wall fixed, an oven with a range hood, a wall pantry, power points, and windows with the dining area having a closed wall cupboard with timber shelving.

The lounge area has timber floor boards, a heat pump, a tiled hearth, an exterior door, French doors, a ceiling vent, power points and widows.

The hallway has timber flooring.

The laundry has timber flooring, a stainless steel tub and a separate toilet with WC and louvered
windows.

Smoke alarms will be provided to comply with F7/AS1.
NOTE:
A detailed condition sheet is attached to this report.
The building will be a one piece move

EXCLUSIONS

This report has been prepared on the basis of a visual inspection of the premises using normal readily available access and without testing of components for the assessment of the overall structural condition of the house and associated items, and without recourse to the construction drawings.
No detailed technical investigation has been included in this brief.
No warranty can be given as to other defects not apparent to visual inspection at the time.

This report has been prepared solely for the benefit of the client, with respect to the brief, and the local City/ District Council.

The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such party's sole risk.

RECOMMENDATION

The building is in a good condition and is safe and sanitary for habitable use.

Yours Sincerely

Christopher Swain NZCD
Building Consultant.
Ex. Waitakere Council Building Surveyor,
(Approved Building Inspector)

(Existing easement interests over Lot 1 DP 134188 in favour of Lot 1 Hereon are to be Cancelled)

Local Authority: Far North District Council

Total Area: 0.0881Ha
Comprised in: NA79B/8

Val: 00240-26300
00523-44501

Address: 2 Ripi Street

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Proposed Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land
Right to Convey Electricity, Water and Telecomm-unications. Right to Drain Water	A	Lot 1 Hereon	Lot 2 Hereon

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

0 5 10 15 20

Prepared for: B D Properties 2024 Ltd

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 DP 134188

	Name	Date
Survey		
Design		
Drawn	WK	Jan 2025
Rev		Apr 2025

ORIGINAL
SCALE 1:250
SHEET SIZE A3

24529

Te Kaunihera o Te Hiku o te Ika
Far North District Council

DECISION ON SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104B, 106, 108, 220 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** subdivision resource consent for a Discretionary activity, subject to the conditions listed below, to:

Applicant:	BD Properties 2024 Limited
Council Reference:	2250319-RMASUB
Property Address:	2 Ripi Street, Kaikohe
Legal Description:	Lot 2 DP 134188 (NA79B/8)

The activity to which this consent relates is:

Subdivision to create an additional allotment in the Residential zone as a Discretionary Activity.

Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision shall be carried out in general accordance with the approved plan of subdivision prepared by Williams and King, referenced Proposed Subdivision of Lot 2 DP 134188, dated Apr 2025, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

   a. All easements in the memorandum to be duly granted or reserved.

   b. Any easements if required to service Lot 1, to ensure the continued conveyance of wastewater into the Council reticulated sewer network located on Lot 2.

   c. Easements in gross, pursuant to Section 220(1)(f) of the Resource Management Act 1991, shall be endorsed on the survey plan under a Schedule of Memorandum of Easements and shall be duly granted or reserved for all public infrastructure located within private land. (Lot 2)
   Note: In particular, easements in gross shall be granted over the existing wastewater lines and manhole located within Lot 2.

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act the consent holder shall:

    a. The consent holder must submit a detailed set of engineering plans which show the location and details of wastewater and water supply connections to Council's reticulated systems prepared in accordance with Council's Engineering Standards. The engineering plans are to be submitted to the Resource Consent Engineer for approval.

    b. Provide confirmation that a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in respect of Lots 1 and 2 in favour of the adjoining local purpose (plantation) reserve (Lot 1 DP 134188), has been prepared and will be registered on the titles of Lots 1 and 2. The covenant shall protect the Far North District Council from any liability to contribute toward any work on a fence between the reserve and the said adjoining Lot. The covenant is to be prepared and registered by Council's solicitor at the applicant's expense.

    c. Provide written confirmation from the power and telecommunications utility service operator of their approval and show any necessary easements on the survey plan to the approval of the Council's delegated representative.

Section 224(c) compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

    a. Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary for Lot 1 and the boundary for Lot 2.

    b. Provide evidence that separate metered connections for proposed Lots 1 and 2 to the Council water supply scheme have been installed in accordance with the FNDC Engineering Standards 2009. This shall be in accordance with condition 3a of 2250319-RMASUB.

    c. Provide evidence that separate connections for proposed Lots 1 and 2 to the Council stormwater kerb system have been provided in accordance with the FNDC Engineering Standards 2009.

    d. Provide evidence that separate 100mm connections for proposed Lots 1 and 2 to the Council sewer network have been provided in accordance with the FNDC Engineering Standards 2009. This shall be in accordance with condition 3a of 2250319-RMASUB.

    e. Provide written confirmation from a Licensed Cadastral Surveyor that all services are located within the appropriate easement boundaries to the satisfaction of the Resource Consent Engineer or delegated representative.

f. Provide a formed and sealed single width vehicle crossing to the ROW serving Lot 2 which complies with the Councils Engineering Standard FNDC/S/2 and section 3.3.7.1 of the Engineering Standards and NZS 4404:2004. The gradient and crossfall of the new crossing are to match those of the footpath on both sides such that there is uninterrupted use of the footpath for pedestrians and mobility devices.

g. Provide a concreted or sealed access on the existing appurtenant ROW easement on Lot 1 DP134188 to a 3m finished carriageway width. The formation shall include kerbing or a concreted dish channel to contain stormwater runoff as well as catch pits and culverts as required to control and direct the discharge of stormwater runoff.

h. Upgrade the existing vehicle crossing on Ripi Street in accordance with Sheet 18 of FNDC Engineering standards. The gradient and crossfall of the upgrade must match those of the footpath on both sides such that there is uninterrupted use of the footpath for pedestrians and mobility devices.

5. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

i. No buildings, permanent structures or landscaping shall be constructed over the existing sewer lines within Lot 2 without prior written approval from Council. Separation distances from buried services shall comply with the requirements of the FNDC Engineering Standards 2009 and NZS 4404:2004. [Lot 2]

ii. All earthworks and building foundations shall be carried out in general accordance with the restrictions and recommendations identified in the Geotechnical Assessment Report prepared by Wilton Joubert Ltd, referenced 138618, dated 11 February 2025 and provided with 2250319-RMASUB unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.

Finished floor levels shall be calculated using the latest information available on the FNDC, NRC website and Ministry of Environment guidelines when applying for a Building Consent. [All Lots]

Further Resolution

Pursuant to s243(e) of the Resource Management Act 1991 the Far North District Council hereby revokes the conditions as to the creation of the easement C256536.1 insofar as it relates to Lot 1 of 2250319-RMASUB.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Archaeological Sites

3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*

Section 224 Certification

4. *A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.*

General Advice Notes

5. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*

6. *Any works in the local purpose (plantation) reserve adjoining the subject site, whether permanent or temporary, and including storage of building materials will require Landowner Approval from Far North District Council prior to any works being undertaken. Approval of a health and safety plan that takes account of issues related to works in a public place will be part of this approval.*

7. *Section 105B of the Reserves Act states that it is an offence to damage any tree in a reserve, and the driveway will be under the dripline of at least one mature tree. Advice from a qualified Arborist is needed to inform the design of a driveway within the reserve so that construction does the least damage to trees in the reserve, and to identify any further works to trees affected by a new driveway to ensure their long-term stability and safety. Works identified by the Arborist are to be done at the Applicant's expense.*

8. *Prior to the commencement of the development, the consent holder is advised that erosion and sediment control is required to be undertaken in accordance with the Erosion*

and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Document GD05.

9. *The consent holder is responsible for arranging for buried services to be located and marked prior to commencing the vehicle crossing construction works and is also responsible for the repair and reinstatement of any underground services damaged as a result of the exercise of this consent.*

10. *The consent holder is responsible for the repair and reinstatement of the road carriageway, damaged as a result of the vehicle crossing works. Such works, where required, will be required to be completed to the satisfaction of the Council's Roading Manager.*

11. *The consent holder is advised that any debris deposited on the public or private road as a result of the exercise of this consent shall be removed by or at the expense of the applicant.*

12. *The consent holder is advised that they are responsible for submitting a Traffic Management Plan (TMP) and/or a Corridor Access Request (CAR) for approval by Council's Corridor Access Engineer prior to construction of any vehicle crossing within the road reserve and to the existing public road carriageway. Application for TMP and CAR are made via https://www.fndc.govt.nz/Our-Services/Transport/Roads/Road-closures-and-restrictions*

13. *The consent holder is advised that all construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".*

14. *The consent holder is advised that the road should be kept clear of any construction and delivery vehicles.*

15. *The consent holder is advised that an application to connect future buildings to the Council wastewater network shall be submitted to Council for approval.*

16. *The consent holder is advised that an application to connect future buildings to the Council water supply network shall be submitted to Council for approval.*

17. *The consent holder is advised that an application to connect future buildings to the Council stormwater network shall be submitted to Council for approval.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Discretionary resource consent as such under section 104 the Council can consider all relevant matters.

3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:

    a. The proposed lots are sized and shaped to enable all the existing and future developments to meet the amenity-based development control standards.

    b. The addition of one allotment will have less than minor traffic impacts on the roading network. Council's Roading Team were sent a copy of the application and have provided written approval of the proposal.

    c. The Resource Consents Engineer has assessed the proposal and has recommended the imposition of conditions which will enable the effects of the proposal to be managed so that they are not contrary to the objectives and policies of the District Plan.

    d. The proposal is consistent with the surrounding land use and does not pose any concerns relating to reverse sensitivity or land use compatibility. Therefore, the potential effects on persons relating to land use compatibility and reverse sensitivity is deemed to be less than minor.

    e. The site's current zoning in the Operative District Plan and proposed rezoning in the Proposed District Plan exclude it from Highly Productive Land classification, limiting impact on productive soils.

    f. There are no known heritage or cultural sites affected by the proposal.

    g. Local iwi were sent a copy of the application and have not raised any concerns during the processing of this application.

4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:

    a. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health,
    b. Northland Regional Policy Statement 2016,
    c. Operative Far North District Plan 2009,
    d. Proposed Far North District Plan 2022

    The activity is consistent with these documents for the reasons set out in pages 11-14 of the Assessment of Environmental Effects submitted with the application. In particular:

    National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

    The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health does not have objectives and policies. The aim of this environmental standard is to ensure contaminated land is identified and remediated

such that appropriate development is undertaken. In this case sampling data noted a record of Asbestos Containing Materials present on site. These materials were removed, and Asbestos Certification has been provided in support of this application. This certification concludes that air residual tests were undertaken, and the sampling came back as compliant with normal background levels therefore the land in question has contaminant levels which will not impact on human health therefore the proposal meets the aim of this legislation.

Northland Regional Policy Statement 2016

The Northland Regional Policy Statement provides a framework to promote the sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources. In this instance the proposal is compatible with the intent of the Regional Policy Statement for Northland because it is not considered to be objectionable with the surrounding environment.

Operative Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan because:

The objectives and policies for the Residential zone aim to enable development of activities which are compatible with residential activity whilst protecting amenity values. These proposed allotments are sized and shaped to enable future development of a single residential unit on each allotment which is consistent with the existing character of the receiving environment, thus is expected to integrate well with a less than minor environmental impact.

The objectives and policies of the Subdivision chapter aim to provide for the subdivision of land in a manner that is consistent with the underlying zone and promotes the sustainable management of natural and physical resources. The subdivision has no adverse impacts on natural, ecological, landscape, amenity, cultural, or heritage values. It ensures safe vehicular access, considers natural hazards, and minimises visual impacts from utility services. Access and servicing are managed to avoid adverse effects on neighbouring properties and resources, and it does not affect significant indigenous vegetation or habitats. The activity does not require financial contributions or considerations of bonus development areas. It respects the relationship with Māori ancestral lands. Therefore, it is concluded that the activity meets the Objectives and Policies of the Subdivision chapter.

Proposed Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Proposed District Plan because:

The objectives and policies of the General Residential zone recognise the importance of higher density urban centres and associated infrastructure. As such, the objectives and policies aim to consolidate growth around urban centres to ensure efficient use and investment in infrastructure whilst providing for a variety of residential activities. These proposed allotments are to be developed for the purpose of a single residential unit on

each allotment which is consistent with the existing character of the receiving environment.

Objectives	Assessment
SUB-O1	The activity achieves the objectives of the General Residential zone, overlays and district wide matters.
SUB-O2	The site does not contain any of the resource features listed in SUB-O2(b) nor does the site contain highly productive soils.
SUB-O3	Adequate infrastructure can be provided for all lots.
SUB-O4	Not applicable for this subdivision that does not adjoin any qualifying water bodies.
Policies	**Assessment**
SUB-P1	No boundary adjustment is proposed.
SUB-P2	Not relevant as the activity is not a subdivision for the purpose of public works, infrastructure, reserves or access.
SUB-P3	The additional allotment is consistent with this policy, subject to meeting conditions of consent.
SUB-P4	The activity will comply with the rules within the sections outlined in this Policy which have immediate legal effect.
SUB-P5	The proposed allotments are sized and shaped to enable all the existing and future developments to meet the amenity-based and accessibility-based development control standards.
SUB-P6	Adequate infrastructure can be provided for all lots.
SUB-P7	Not relevant as the property does not adjoin any qualifying waterbodies.
SUB-P8	The subject site is not in the Rural Production zone. As such, this Policy is not relevant to the activity.
SUB-P9	Not relevant as the subject site is not within the Rural Production zone, nor the Rural Lifestyle zone.
SUB-P10	Not applicable as the subdivided lots do not include any minor residential units.
SUB-P11	Taking into account the assessment above, the activity is consistent with this Policy.

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.

7. Based on the assessment above the activity will be consistent with Part 2 of the Act.

   The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

8. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Aroha Chase, Resource Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.

Name: Pat Killalea Date: 14th April 2025

Title: Independent Commissioner

Te Kaunihera o Te Hiku o te Ika
Far North District Council

9 September 2025

BD Properties 2024 Limited
C/- B & M Dickins
2 Ripi Street
Kaikohe 0405

Dear Sir / Madam,

Building consent number:	EBC-2026-157/0
Property ID:	3323590
Address:	2 Ripi Street, Kaikohe 0405
Description:	Foundations for a Relocatable Dwelling and Connect to Services – Proposed Lot 1

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
Far North Proposed District Plan (isoplan.co.nz)

The site is zoned **Residential** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	7.6.5.1.2 RESIDENTIAL INTENSITY
Reason:	This Site has been subdivided under Resource Consent 2250319-RMASUB approved 14/04/2025, however no 223, 221 or 224 certificates have been lodged at this time. This application proposes a second residential unit on this existing Parent Lot with a site area of 881m2 therefore each residential unit cannot achieve a minimum net site area of 600m2 per unit.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully

LMare

Lysigna Mare
PIM Officer
Delivery and Operations

Emailed to: katie.versteeg@vedunz.com

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

Building Consent Number: EBC-2026-157/0

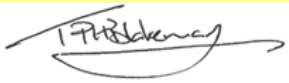
RESTRICTIONS ON COMMENCING BUILDING WORK UNDER RESOURCE MANAGEMENT ACT 1991

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent**(s) under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:	
	Trent Blakeman
	Manager - Building Services –
Position:	Delivery and Operations
On behalf of:	Far North District Council (Building Consent Authority)
Date:	9 September 2025

(Existing easement interests over Lot 1 DP 134188 in favour of Lot 1 Hereon are to be Cancelled)

Local Authority: Far North District Council

Total Area: 0.0881Ha
Comprised in: NA79B/8

Val: 00240-26300
00523-44501

Address: 2 Ripi Street

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Proposed Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land
Right to Convey Electricity, Water and Telecomm-unications	A	Lot 1 Hereon	Lot 2 Hereon

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

0 5 10 15 20

Prepared for: B D Properties 2024 Ltd

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 DP 134188

	Name	Date
Survey		
Design		
Drawn	WK	Jan 2025
Rev		

ORIGINAL
SCALE 1:250
SHEET SIZE A3

24529